

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Wallingford / 9
Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: 481
 Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$193,200	\$244,100	\$437,300	\$466,700	93.7%	14.17%
2006 Value	\$201,900	\$256,200	\$458,100	\$466,700	98.2%	14.05%
Change	+\$8,700	+\$12,100	+\$20,800		+4.5%	-0.12%
% Change	+4.5%	+5.0%	+4.8%		+4.8%	-0.85%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.12% and -0.85% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2005 Value	\$197,200	\$236,000	\$433,200
2006 Value	\$206,000	\$248,500	\$454,500
Percent Change	+4.5%	+5.3%	+4.9%

Number of one to three unit residences in the Population: 3040

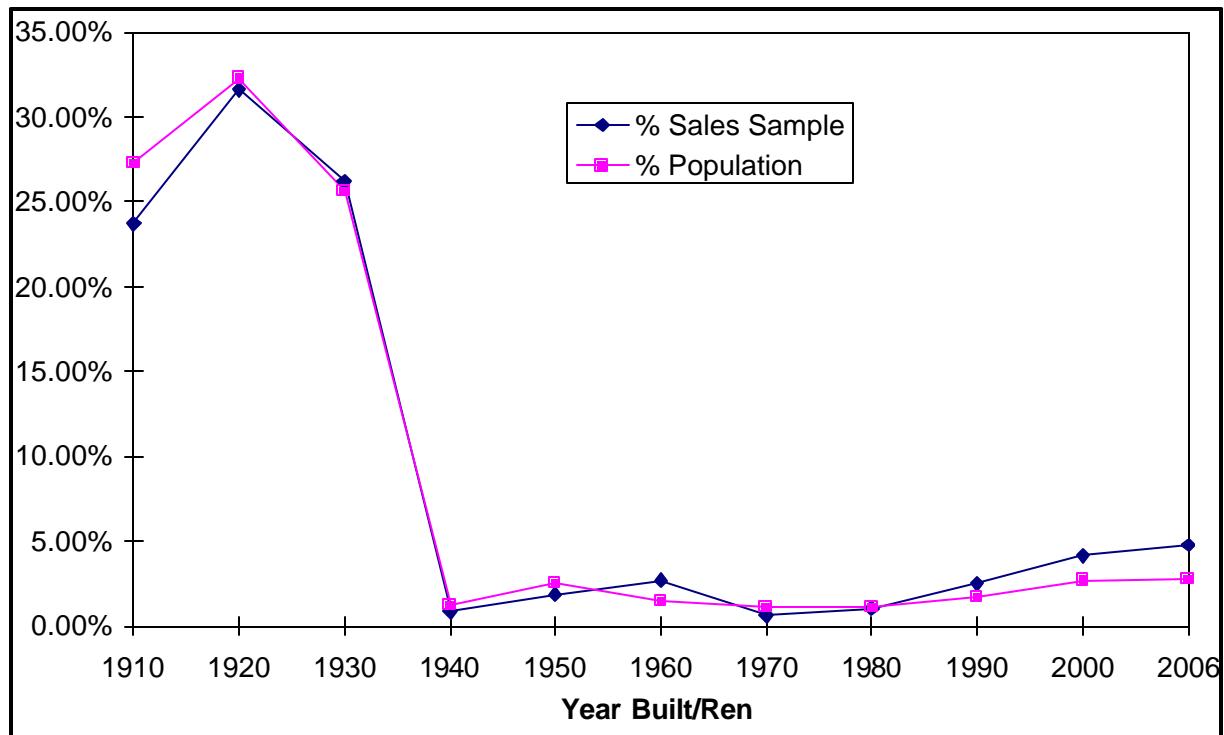
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in Subarea 9 but not in Neighborhood 2 were at a lower assessment level than other properties and needed a greater upward adjustment than other properties.

The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	114	23.70%	1910	830	27.30%
1920	152	31.60%	1920	982	32.30%
1930	126	26.20%	1930	779	25.63%
1940	4	0.83%	1940	38	1.25%
1950	9	1.87%	1950	77	2.53%
1960	13	2.70%	1960	45	1.48%
1970	3	0.62%	1970	35	1.15%
1980	5	1.04%	1980	35	1.15%
1990	12	2.49%	1990	52	1.71%
2000	20	4.16%	2000	82	2.70%
2006	23	4.78%	2006	85	2.80%
	481			3040	

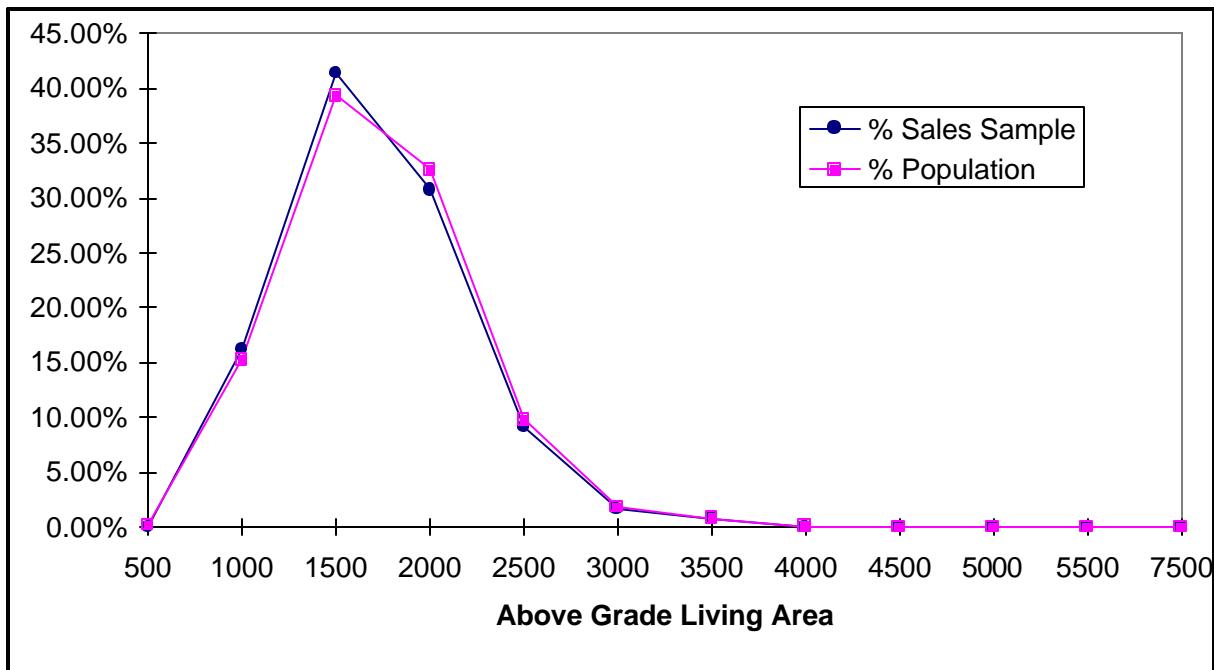


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	78	16.22%
1500	199	41.37%
2000	148	30.77%
2500	44	9.15%
3000	8	1.66%
3500	4	0.83%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	481	

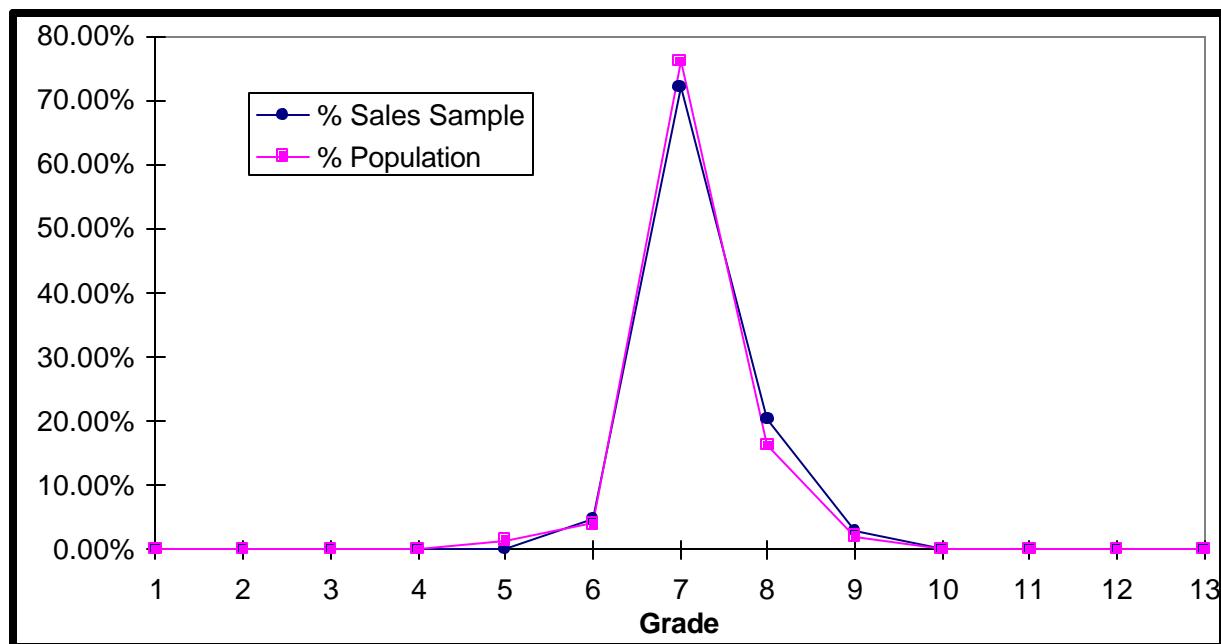
Population		
AGLA	Frequency	% Population
500	6	0.20%
1000	465	15.30%
1500	1196	39.34%
2000	991	32.60%
2500	297	9.77%
3000	57	1.88%
3500	25	0.82%
4000	3	0.10%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	3040	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

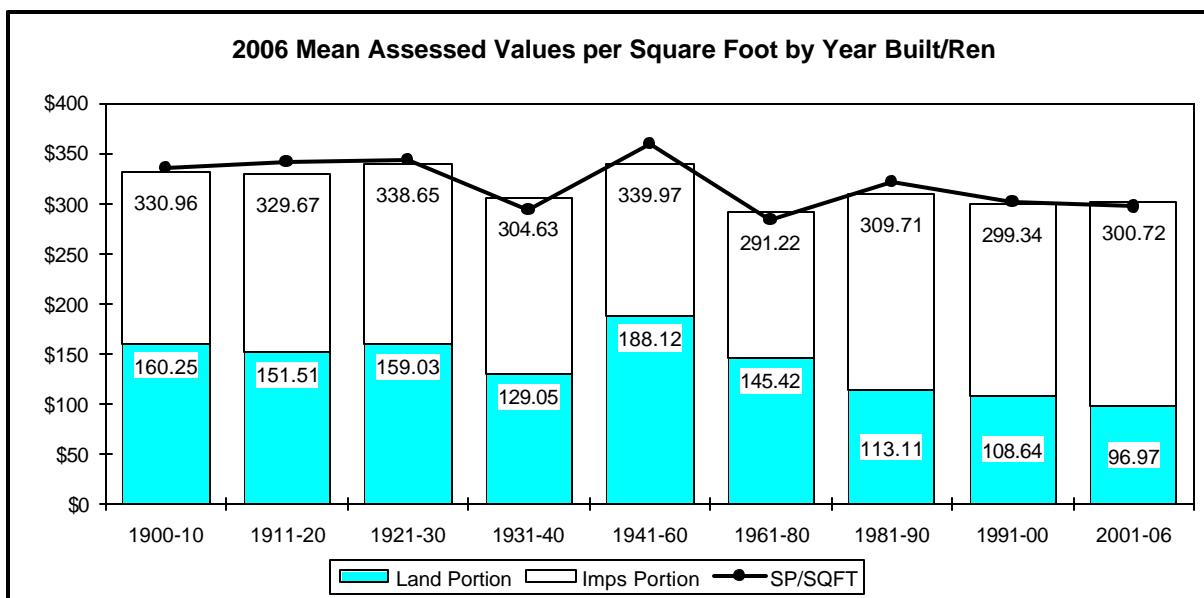
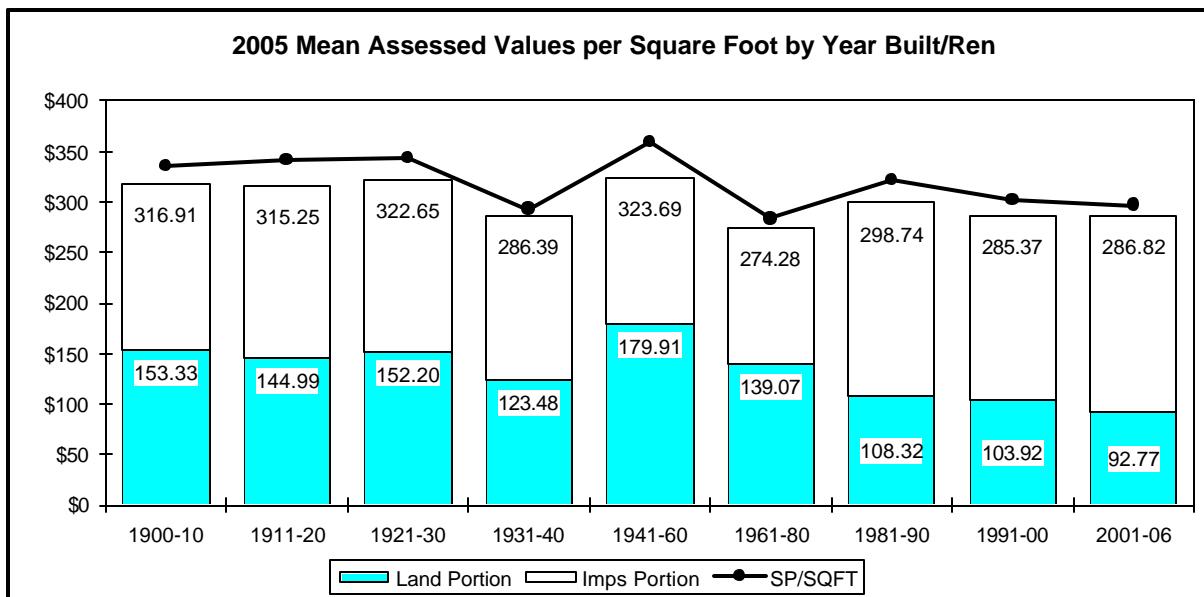
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	42	1.38%
6	22	4.57%	6	122	4.01%
7	347	72.14%	7	2313	76.09%
8	98	20.37%	8	497	16.35%
9	14	2.91%	9	62	2.04%
10	0	0.00%	10	3	0.10%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	1	0.03%
13	0	0.00%	13	0	0.00%
	481			3040	



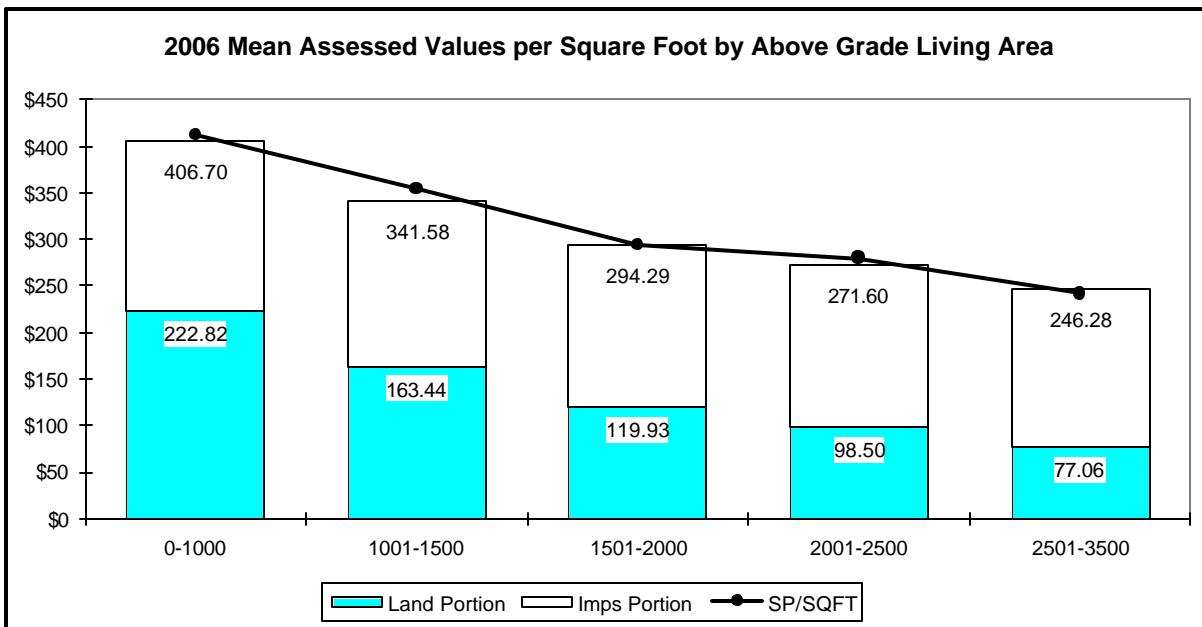
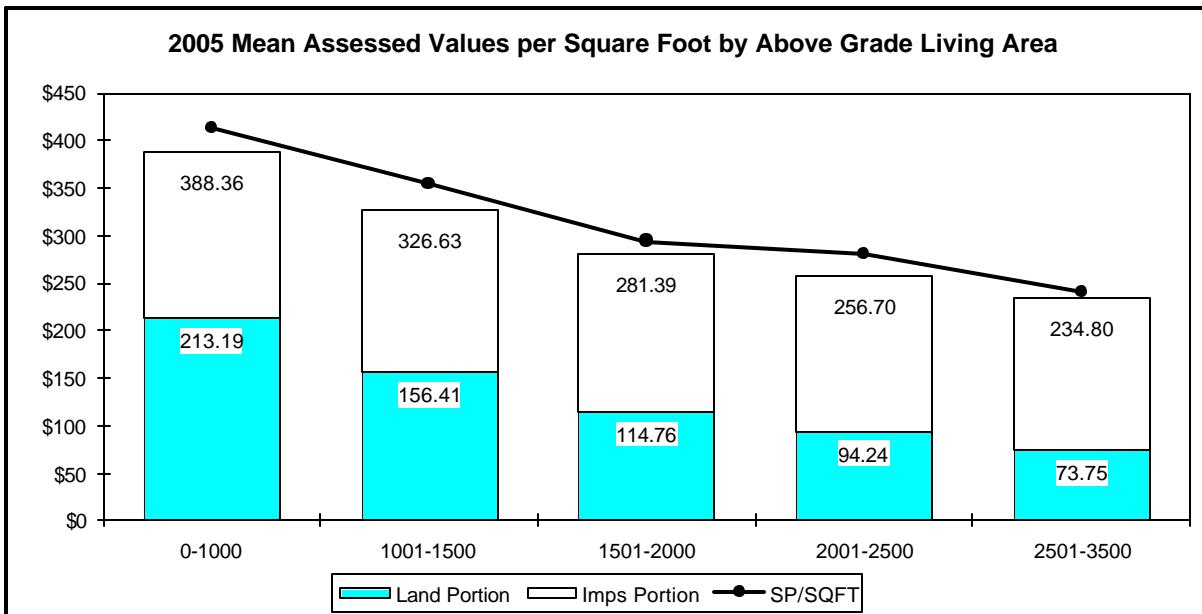
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



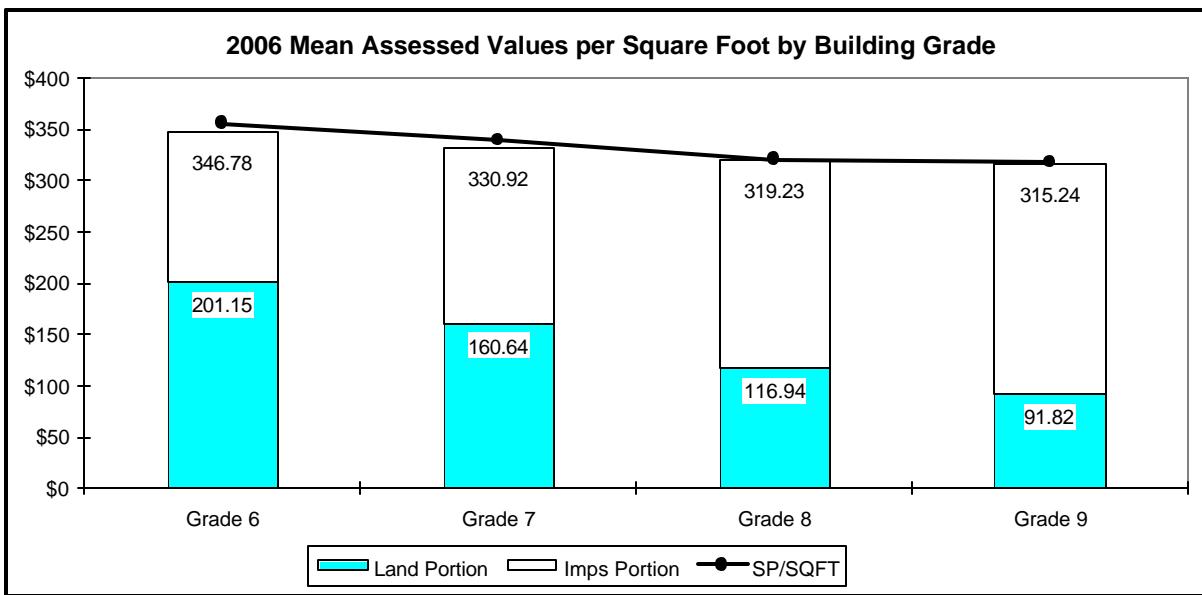
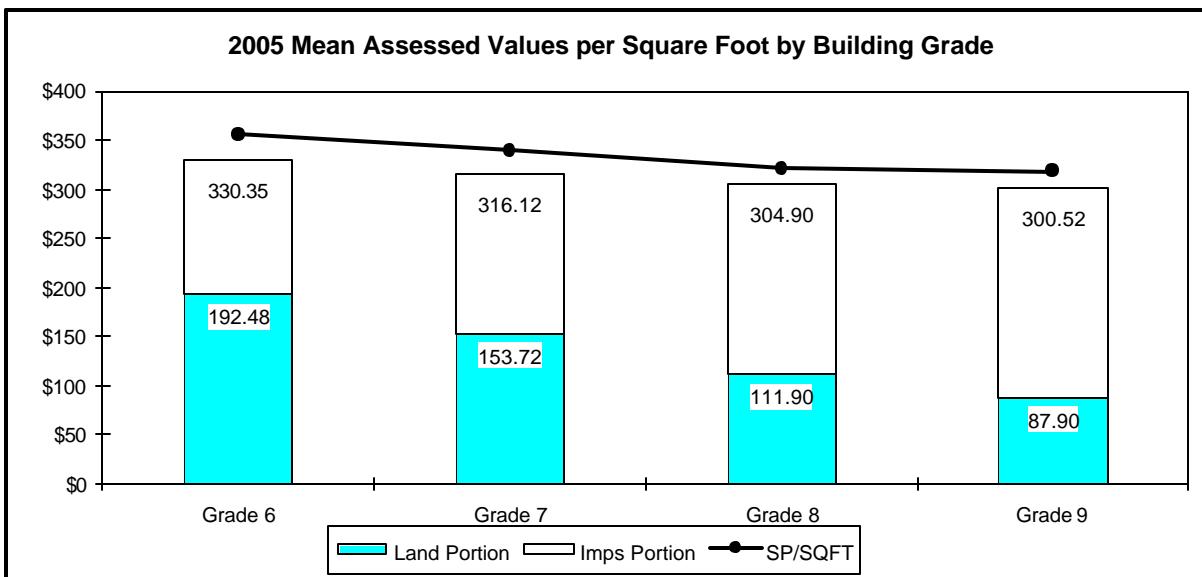
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area**

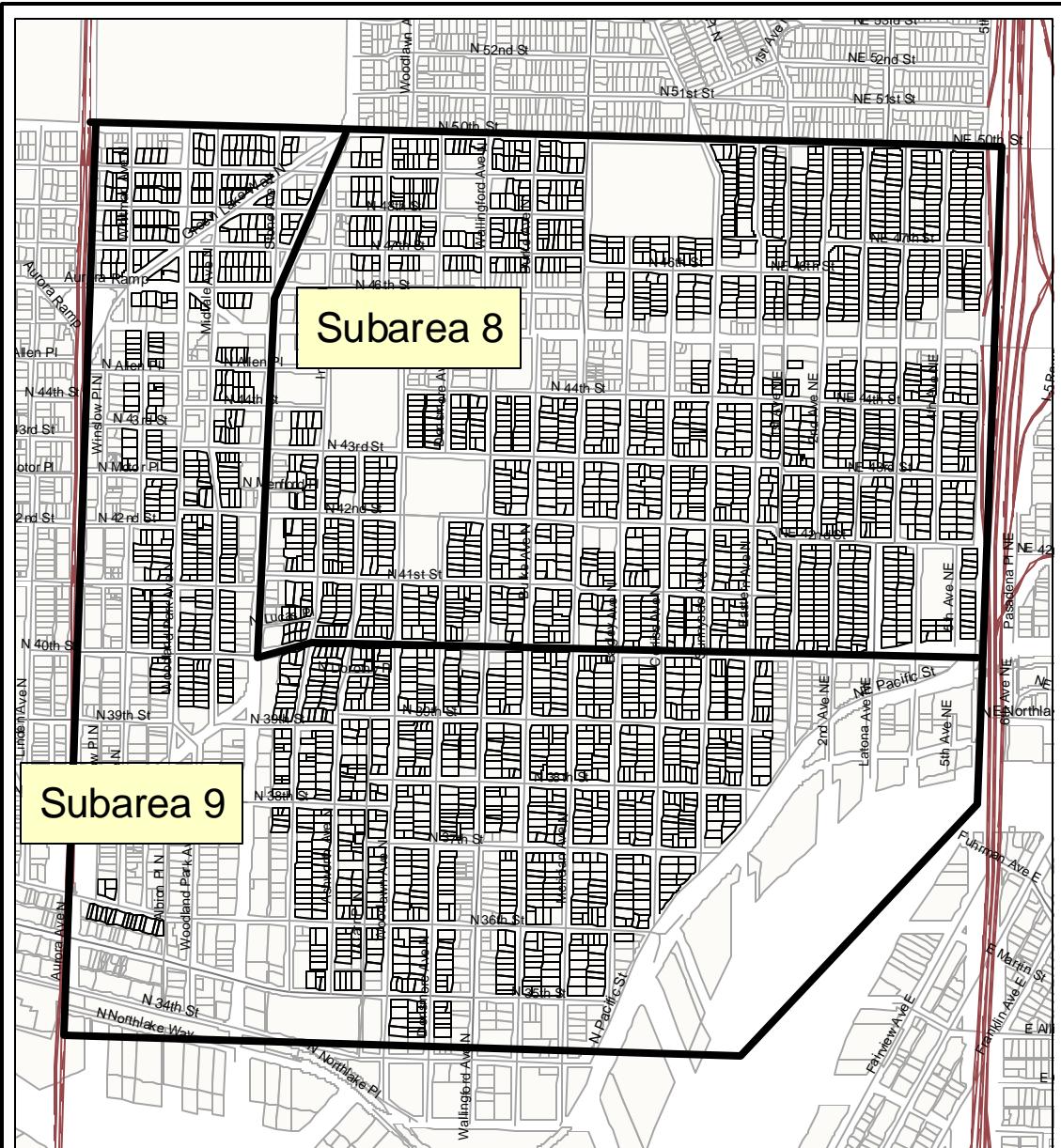


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 9 Subareas

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File Name: S-Subarea 9.mxd Date: 1/27/2005



January 27, 2005

0.03 0.06 0.09 0.12 Miles

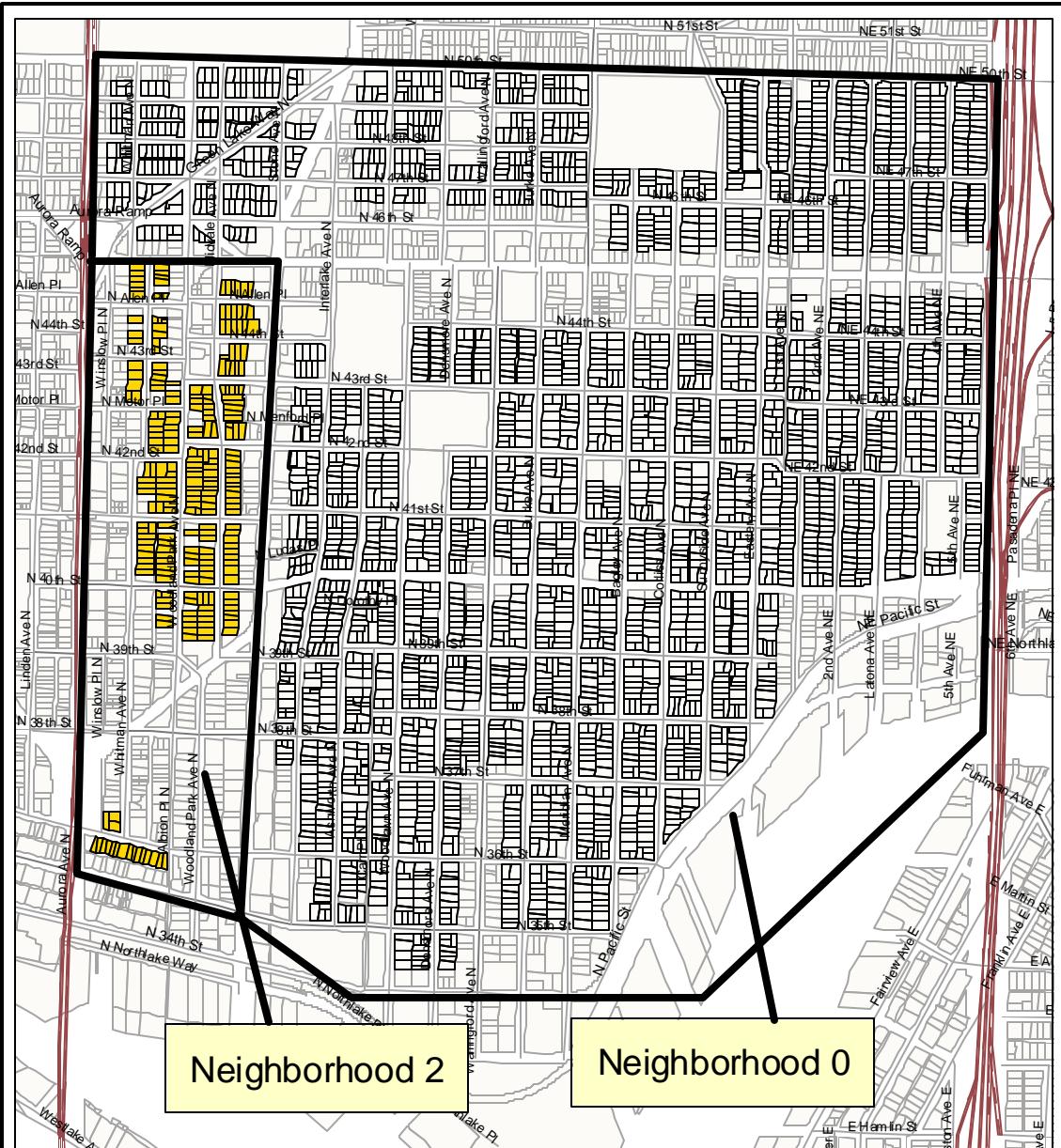
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Legend

- Freeways
- Streets, primary
- Streets, non-primary
- Streets
- Area 9 map data.shp

8

9



Area 9 Neighborhoods

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January 27, 2005

0.04 0 .04 .08 .12 .16 Miles

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Legend

- Freeways
- Streets, primary
- Streets, non-arterial
- Streets
- Area 9 map data source

0

2

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant non-waterfront land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample, a market adjustment for upland and waterfront values was derived. The formula is:

$$\text{2006 Land Value} = \text{2005 Land Value} \times 1.048, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 481 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in Subarea 9 but not in Neighborhood 2 were at a lower assessment level than other properties and needed a greater upward adjustment than other properties.

The derived adjustment formula is:

$$\text{2006 Total Value} = \text{2005 Total Value} / (0.9662485) + (-0.03891786 \text{ if located in Subarea 9 but not in Neighborhood 2})$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$\text{2006 Improvements Value} = \text{2006 Total Value} \text{ minus } \text{2006 Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, apply the model to the principle building.
 - * If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - * If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. ((Previous Total Value * 1.048)- 2006 Land Value = New Building Value).
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$25,000 or less, there is no change from previous value.
(Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - * If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - * If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - * If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value.
(2006 total value = 2005 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$\text{2006 Improvement Value} = (\text{Previous Total Value} * 1.048) - \text{2006 Land Value}, \\ \text{with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 9 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

3.49%

Subarea 9 not located in Neighborhood 2	Yes
% Adjustment	4.34%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a property located in subarea 9 but not in neighborhood 2 would *approximately* receive a 7.83% upward adjustment (3.49% + 4.34%). There are 1107 properties with condition of which 152 have sold.

63.5% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 9 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
6	22	0.924	0.972	5.2%	0.910	1.033
7	347	0.934	0.978	4.7%	0.963	0.992
8	98	0.947	0.992	4.8%	0.963	1.022
9	14	0.945	0.991	4.9%	0.901	1.081
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1910	114	0.942	0.984	4.4%	0.958	1.009
1911-1920	152	0.923	0.967	4.7%	0.946	0.987
1921-1930	127	0.943	0.989	4.9%	0.963	1.015
1931-1950	13	0.918	0.966	5.2%	0.854	1.077
1951-1960	13	0.920	0.969	5.4%	0.878	1.061
1961-1980	8	0.979	1.039	6.2%	0.954	1.125
1981-1990	12	0.937	0.973	3.8%	0.852	1.094
1991-2000	20	0.952	1.000	5.1%	0.915	1.085
>2000	22	0.967	1.014	4.9%	0.971	1.057
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	5	0.888	0.928	4.5%	0.743	1.113
Average	232	0.938	0.984	5.0%	0.966	1.003
Good	182	0.942	0.985	4.5%	0.964	1.005
Very Good	62	0.925	0.968	4.7%	0.936	1.000
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	168	0.943	0.987	4.6%	0.965	1.008
1.5	202	0.922	0.965	4.6%	0.945	0.984
2	94	0.956	1.004	5.0%	0.975	1.032
2.5	11	0.940	0.994	5.7%	0.891	1.097
3	6	0.958	1.009	5.3%	0.956	1.062

Area 9 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<801	11	0.972	1.021	5.0%	0.923	1.118
801-1000	67	0.935	0.978	4.7%	0.943	1.014
1001-1500	199	0.922	0.964	4.6%	0.946	0.982
1501-2000	148	0.958	1.001	4.6%	0.979	1.024
2001-2500	44	0.917	0.970	5.8%	0.919	1.021
2501-3500	12	0.972	1.019	4.9%	0.939	1.100
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	449	0.937	0.980	4.6%	0.967	0.993
Yes	32	0.944	1.004	6.4%	0.957	1.051
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	481	0.937	0.982	4.8%	0.969	0.994
Yes	0	0	0	0	0	0
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
9	193	0.921	0.984	6.9%	0.964	1.005
8	288	0.948	0.980	3.4%	0.964	0.996
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<2001	12	0.915	0.960	4.8%	0.874	1.045
2000-2999	50	0.923	0.968	4.8%	0.933	1.004
3000-3999	157	0.925	0.969	4.8%	0.948	0.991
4000-4999	185	0.955	0.999	4.6%	0.979	1.019
5000-5999	49	0.913	0.952	4.3%	0.903	1.001
6000-6999	23	0.960	1.019	6.2%	0.958	1.080
>6999	5	0.925	0.982	6.2%	0.867	1.097

Area 9 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

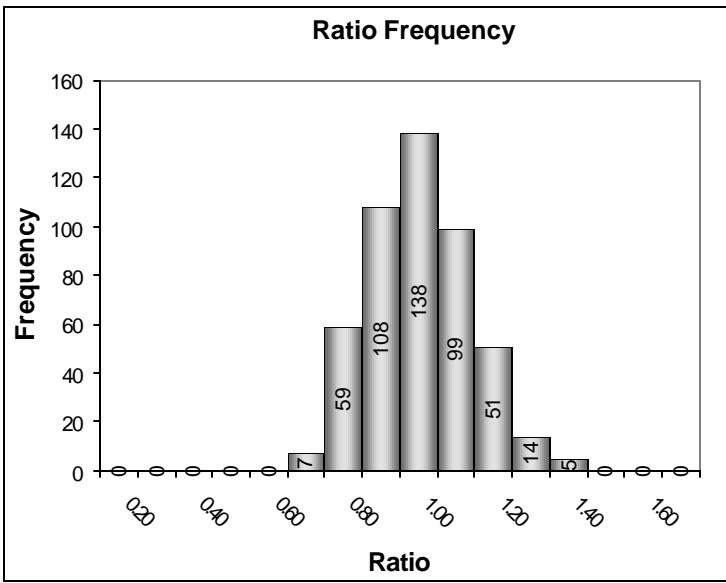
It is difficult to draw valid conclusions when the sales count is low.

Neighborhoods	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
0	440	0.935	0.980	4.9%	0.967	0.993
2	41	0.967	1.000	3.4%	0.954	1.046
Subarea 9 not in Neighborhood 2	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
No	329	0.950	0.982	3.4%	0.967	0.997
Yes	152	0.911	0.981	7.7%	0.958	1.004

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: NW / Team 1	Lien Date: 01/01/2005	Date of Report: 6/14/2006	Sales Dates: 1/2003 - 12/2005
Area Wallingford	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 481			
<i>Mean Assessed Value</i> 437,300			
<i>Mean Sales Price</i> 466,700			
<i>Standard Deviation AV</i> 97,467			
<i>Standard Deviation SP</i> 121,103			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.954			
<i>Median Ratio</i> 0.947			
<i>Weighted Mean Ratio</i> 0.937			
UNIFORMITY			
<i>Lowest ratio</i> 0.652			
<i>Highest ratio:</i> 1.386			
<i>Coefficient of Dispersion</i> 11.54%			
<i>Standard Deviation</i> 0.135			
<i>Coefficient of Variation</i> 14.17%			
<i>Price Related Differential (PRD)</i> 1.018			
RELIABILITY			
95% Confidence: Median			
Lower limit 0.934			
Upper limit 0.963			
95% Confidence: Mean			
Lower limit 0.942			
Upper limit 0.966			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 3040			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.135			
Recommended minimum: 29			
<i>Actual sample size:</i> 481			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 249			
# ratios above mean: 232			
Z: 0.775			
Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



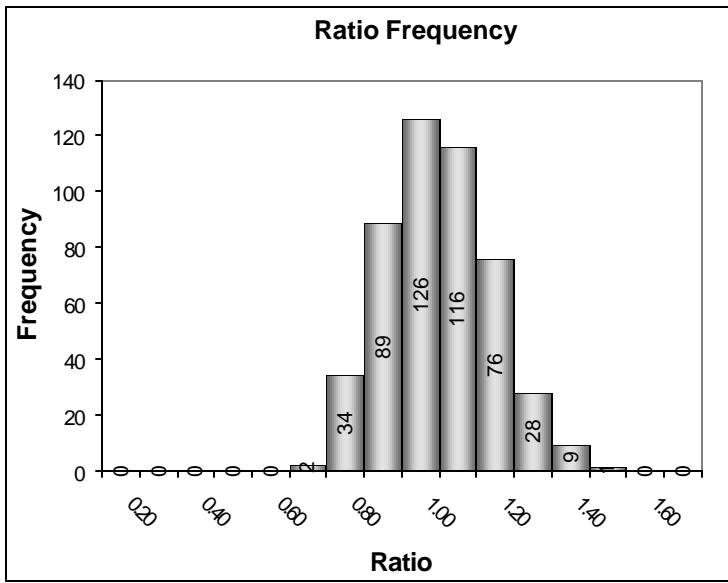
COMMENTS:

1 to 3 Unit Residences throughout area 9

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: NW / Team 1	Lien Date: 01/01/2006	Date of Report: 6/14/2006	Sales Dates: 1/2003 - 12/2005
Area Wallingford	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 481			
<i>Mean Assessed Value</i> 458,100			
<i>Mean Sales Price</i> 466,700			
<i>Standard Deviation AV</i> 102,810			
<i>Standard Deviation SP</i> 121,103			
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i> 0.999			
<i>Median Ratio</i> 0.991			
<i>Weighted Mean Ratio</i> 0.982			
UNIFORMITY			
<i>Lowest ratio</i> 0.673			
<i>Highest ratio:</i> 1.432			
<i>Coefficient of Dispersion</i> 11.40%			
<i>Standard Deviation</i> 0.140			
<i>Coefficient of Variation</i> 14.05%			
<i>Price Related Differential (PRD)</i> 1.018			
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i> 0.976			
<i>Upper limit</i> 1.012			
95% Confidence: Mean			
<i>Lower limit</i> 0.986			
<i>Upper limit</i> 1.011			
SAMPLE SIZE EVALUATION			
<i>N (population size)</i> 3040			
<i>B (acceptable error - in decimal)</i> 0.05			
<i>S (estimated from this sample)</i> 0.140			
Recommended minimum: 31			
<i>Actual sample size:</i> 481			
Conclusion: OK			
NORMALITY			
Binomial Test			
# ratios below mean: 250			
# ratios above mean: 231			
Z: 0.866			
Conclusion: Normal*			
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 9

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	226500	0240	9/28/04	\$249,000	610	0	6	1905	3	2400	No	No	1404 N 41ST ST
8	226500	0245	9/27/04	\$249,000	710	0	6	1906	3	2400	No	No	1408 N 41ST ST
8	420690	1335	12/20/04	\$345,000	790	520	6	1927	3	3100	No	No	4009 LATONA AV NE
8	226500	0155	10/11/04	\$285,000	820	0	6	1906	3	2640	No	No	1409 N 41ST ST
8	881840	0615	2/25/03	\$236,000	840	0	6	1910	4	4137	No	No	4611 2ND AV NE
8	313120	0426	3/24/05	\$330,000	880	0	6	1920	5	1950	No	No	208 NE 44TH ST
8	313120	0839	9/8/05	\$379,950	890	0	6	1906	4	3400	No	No	4214 THACKERAY PL NE
8	051000	2650	8/8/05	\$450,000	960	0	6	1908	4	3570	No	No	2112 N 43RD ST
8	420690	0950	9/11/03	\$309,000	1150	0	6	1900	5	4000	No	No	4060 5TH AV NE
8	420690	1205	6/15/05	\$342,000	1180	0	6	1906	3	4000	No	No	4030 LATONA AV NE
8	420690	1645	9/28/04	\$344,350	1410	0	6	1906	3	4000	No	No	4060 1ST AV NE
8	917860	1070	12/27/04	\$499,950	680	0	7	1907	5	5700	Yes	No	4121 SUNNYSIDE AV N
8	408330	2165	2/7/03	\$299,950	820	0	7	1917	2	2250	No	No	4031 DENSMORE AV N
8	408380	1675	4/4/03	\$288,800	820	0	7	1924	3	2880	No	No	4707 BURKE AV N
8	783480	0065	9/17/04	\$345,000	850	0	7	1915	4	2947	No	No	4659 1ST AV NE
8	051000	0445	5/10/05	\$420,000	860	0	7	1928	3	3750	No	No	2208 N 46TH ST
8	408380	1400	3/6/03	\$355,000	860	0	7	1910	4	2625	No	No	4708 BURKE AV N
8	051000	3630	8/16/04	\$385,000	870	700	7	1942	4	4000	No	No	4220 EASTERN AV N
8	226500	0305	4/4/05	\$402,000	880	420	7	1922	3	3200	No	No	1407 N 42ND ST
8	783480	0069	6/10/04	\$444,950	900	550	7	1985	3	2947	No	No	4658 EASTERN AV N
8	420690	1690	8/14/03	\$340,000	900	420	7	1954	3	4000	No	No	4049 1ST AV NE
8	051000	3363	7/31/05	\$300,000	900	0	7	1908	3	2640	No	No	2408 N 43RD ST
8	226500	0310	8/1/04	\$495,000	910	0	7	1922	4	3200	No	No	1403 N 42ND ST
8	783480	0135	11/21/03	\$366,000	910	0	7	1910	4	2963	No	No	4631 1ST AV NE
8	420690	1550	7/21/04	\$395,000	920	920	7	1926	3	3035	No	No	110 NE 40TH ST
8	783480	0035	7/7/03	\$338,000	920	0	7	1920	4	2940	No	No	4672 EASTERN AV N
8	408330	1470	5/27/05	\$488,000	940	0	7	1919	4	4560	No	No	4123 WOODLAWN AV N
8	313120	1340	7/14/03	\$419,000	940	0	7	1923	3	4200	No	No	308 NE 43RD ST
8	881840	0300	4/25/04	\$368,000	940	0	7	1949	4	4390	No	No	4516 THACKERAY PL NE
8	226500	0235	10/8/04	\$299,000	940	0	7	1906	4	3200	No	No	1402 N 41ST ST
8	226500	0485	9/7/05	\$398,075	950	0	7	1924	3	2714	No	No	4025 INTERLAKE AV N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	881840	0560	8/9/05	\$485,000	960	0	7	1911	4	4080	No	No	4722 2ND AV NE
8	420690	0985	1/23/03	\$248,000	960	0	7	1926	3	4000	No	No	4032 5TH AV NE
8	445230	0130	6/1/04	\$555,000	970	900	7	1916	5	3207	No	No	4010 INTERLAKE AV N
8	934140	0200	3/18/03	\$395,000	970	600	7	1912	3	3120	No	No	1719 N 41ST ST
8	313120	1860	10/13/03	\$290,000	970	0	7	1918	3	3642	No	No	4402 4TH AV NE
8	917860	1065	8/11/05	\$535,000	980	0	7	1907	4	5700	No	No	4129 SUNNYSIDE AV N
8	881890	0380	2/23/05	\$325,000	980	0	7	1990	3	4609	Yes	No	4715 5TH AV NE
8	313120	0865	3/25/04	\$366,000	980	0	7	1922	3	3060	No	No	4228 THACKERAY PL NE
8	783480	0090	6/16/05	\$443,500	990	0	7	1906	3	2951	No	No	4648 EASTERN AV N
8	313120	1590	3/18/04	\$305,000	990	0	7	1950	3	5535	No	No	4224 4TH AV NE
8	313120	0765	4/28/04	\$399,950	990	0	7	1921	4	3468	No	No	4221 THACKERAY PL NE
8	251350	0010	5/10/04	\$381,000	990	0	7	1911	4	4000	No	No	4233 INTERLAKE AV N
8	917860	1615	1/3/03	\$390,000	990	0	7	1908	4	6273	No	No	4122 EASTERN AV N
8	226500	0400	2/11/05	\$454,500	1000	120	7	1901	3	2894	No	No	4217 INTERLAKE AV N
8	783480	0050	6/5/05	\$425,000	1000	170	7	1909	3	2942	No	No	4669 1ST AV NE
8	420690	1600	4/21/03	\$358,000	1000	660	7	1968	3	4000	No	No	4026 1ST AV NE
8	051000	3495	7/18/05	\$442,000	1010	0	7	1923	3	3000	No	No	4323 1ST AV NE
8	051000	3495	8/26/03	\$379,000	1010	0	7	1923	3	3000	No	No	4323 1ST AV NE
8	408380	1930	9/22/05	\$390,000	1010	0	7	1912	4	3500	No	No	1610 N 47TH ST
8	051000	0535	5/27/05	\$510,500	1020	140	7	1911	4	3800	No	No	2120 N 46TH ST
8	881890	0270	6/30/04	\$365,000	1020	0	7	1914	4	4080	No	No	4718 4TH AV NE
8	420690	1070	7/15/04	\$349,000	1020	0	7	1906	4	4000	No	No	4022 4TH AV NE
8	313120	1105	5/22/03	\$327,650	1020	0	7	1909	3	5100	No	No	4408 THACKERAY PL NE
8	783480	0110	10/19/04	\$431,000	1030	0	7	1911	5	2956	No	No	4645 1ST AV NE
8	917860	1120	10/3/03	\$425,000	1030	0	7	1921	3	5700	No	No	4118 SUNNYSIDE AV N
8	881890	0310	11/5/03	\$345,000	1030	310	7	1901	5	4760	No	No	4748 4TH AV NE
8	408330	1160	10/5/05	\$455,000	1040	0	7	1916	4	3876	No	No	4216 WALLINGFORD AV N
8	051000	3120	6/17/05	\$425,000	1040	0	7	1908	4	3040	No	No	2304 N 43RD ST
8	051000	3120	5/23/03	\$352,950	1040	0	7	1908	4	3040	No	No	2304 N 43RD ST
8	881840	0270	2/25/03	\$309,950	1040	0	7	1911	4	4080	No	No	4516 2ND AV NE
8	408380	1765	6/2/05	\$560,000	1050	910	7	1941	3	5000	No	No	1706 N 47TH ST

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	313120	0710	6/1/05	\$477,000	1050	0	7	1922	4	3570	No	No	4214 2ND AV NE
8	408380	1095	6/22/04	\$430,000	1050	0	7	1916	4	4350	No	No	1925 N 49TH ST
8	051000	2770	12/27/04	\$435,000	1050	300	7	1912	4	4275	No	No	4324 MERIDIAN AV N
8	051000	0530	7/28/03	\$340,000	1050	0	7	1906	3	3800	No	No	2112 N 46TH ST
8	408330	0930	6/29/05	\$525,000	1060	0	7	1913	3	4000	No	No	1911 N 44TH ST
8	313120	0700	7/22/05	\$518,000	1060	0	7	1922	4	3570	No	No	4210 2ND AV NE
8	408380	1205	5/23/05	\$485,000	1060	0	7	1923	4	4400	No	No	1908 N 48TH ST
8	408380	2210	4/9/04	\$450,000	1060	0	7	1914	4	4000	No	No	1715 N 47TH ST
8	408330	1940	11/10/04	\$432,000	1060	500	7	1921	5	4000	No	No	1914 N 40TH ST
8	881840	0185	10/16/03	\$355,000	1060	120	7	1906	3	4080	No	No	4545 THACKERAY PL NE
8	408380	1950	11/10/03	\$351,000	1060	0	7	1916	3	3000	No	No	1618 N 47TH ST
8	420690	1385	1/20/04	\$410,000	1070	0	7	1906	3	4000	No	No	4012 2ND AV NE
8	408330	2285	9/2/03	\$350,000	1070	220	7	1918	3	4560	No	No	4014 WOODLAWN AV N
8	934140	0060	8/4/03	\$355,000	1080	400	7	1911	3	4104	No	No	4017 WALLINGFORD AV N
8	226500	0430	10/9/03	\$400,000	1090	650	7	1906	4	3303	No	No	4125 INTERLAKE AV N
8	420690	1670	11/17/04	\$390,000	1100	0	7	1906	4	4000	No	No	4067 1ST AV NE
8	686520	0050	11/10/05	\$470,000	1110	80	7	1921	3	5000	No	No	1416 N 49TH ST
8	445230	0190	6/13/05	\$503,000	1110	0	7	1911	5	4520	No	No	4010 ASHWORTH AV N
8	445230	0190	9/13/04	\$455,000	1110	0	7	1911	5	4520	No	No	4010 ASHWORTH AV N
8	345400	0020	1/26/04	\$410,000	1110	0	7	1923	4	4100	No	No	4664 SUNNYSIDE AV N
8	408330	1785	3/31/05	\$405,000	1130	320	7	1919	3	6750	No	No	4114 BURKE AV N
8	408330	2175	7/16/03	\$350,000	1130	140	7	1921	3	4275	No	No	4027 DENSMORE AV N
8	051000	0380	8/12/03	\$322,000	1140	350	7	1915	3	3382	No	No	2212 N 46TH ST
8	881840	0785	3/23/04	\$312,000	1150	420	7	1909	2	4160	No	No	4632 1ST AV NE
8	917860	1000	6/21/05	\$515,000	1160	0	7	1927	4	5400	No	No	2314 N 40TH ST
8	313120	0030	7/28/03	\$395,000	1160	200	7	1922	4	3740	No	No	4220 1ST AV NE
8	408380	0215	4/1/04	\$295,000	1180	0	7	1951	3	3750	No	No	1815 N 50TH ST
8	251350	0005	9/8/03	\$437,500	1180	500	7	1918	4	4000	No	No	4235 INTERLAKE AV N
8	881890	0225	11/21/03	\$412,000	1180	120	7	1919	3	3570	No	No	4711 4TH AV NE
8	420690	1050	9/23/05	\$550,000	1190	0	7	1926	3	3426	Yes	No	402 NE 40TH ST
8	420690	1405	7/14/03	\$355,500	1190	100	7	1900	4	3500	No	No	4030 2ND AV NE

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	881890	0035	12/21/04	\$495,000	1200	740	7	1924	4	4080	No	No	4725 LATONA AV NE
8	408330	1005	10/19/05	\$410,000	1200	0	7	1911	3	4800	No	No	1914 N 42ND ST
8	783480	0225	9/29/04	\$425,000	1210	310	7	1915	4	4000	No	No	4639 EASTERN AV N
8	313120	1040	3/23/05	\$481,000	1210	0	7	1909	4	5100	No	No	4339 LATONA AV NE
8	313120	0100	2/10/03	\$335,000	1210	600	7	1902	3	5100	No	No	4219 2ND AV NE
8	313120	1035	10/4/05	\$455,200	1230	0	7	1911	2	3468	No	No	4338 THACKERAY PL NE
8	881840	0665	3/3/04	\$535,000	1230	610	7	1921	5	4175	No	No	4729 2ND AV NE
8	051000	1830	10/23/03	\$469,500	1240	0	7	1908	3	3420	No	No	2406 N 44TH ST
8	408380	2540	5/13/04	\$403,000	1240	0	7	1922	4	4000	No	No	1909 N 47TH ST
8	408380	2565	9/21/05	\$535,000	1250	0	7	1922	4	4000	No	No	1901 N 47TH ST
8	408380	0550	5/5/05	\$586,000	1250	860	7	1910	5	3120	No	No	1600 N 49TH ST
8	917860	0365	2/18/03	\$455,000	1250	350	7	1912	3	3990	No	No	4111 BAGLEY AV N
8	881840	0530	7/12/04	\$459,000	1250	300	7	1919	4	4080	No	No	4746 2ND AV NE
8	917860	1175	10/12/03	\$364,950	1250	700	7	1904	3	5700	No	No	4117 EASTERN AV N
8	881890	0195	4/20/04	\$475,000	1270	0	7	1914	4	4080	No	No	4735 4TH AV NE
8	051000	3130	6/27/05	\$454,000	1270	0	7	1908	4	3040	No	No	2310 N 43RD ST
8	686520	0055	6/1/05	\$422,500	1280	0	7	1923	3	3600	No	No	1422 N 49TH ST
8	408380	0310	6/24/03	\$355,000	1290	0	7	1925	4	3750	No	No	4907 BURKE AV N
8	420690	0990	12/17/04	\$377,000	1290	0	7	1902	5	4000	No	No	4030 5TH AV NE
8	182504	9093	4/24/03	\$463,000	1290	820	7	2002	3	4000	No	No	1312 N 41ST ST
8	420690	1390	11/2/05	\$414,000	1290	0	7	1920	3	4000	No	No	4018 2ND AV NE
8	408330	0490	5/23/05	\$530,000	1300	180	7	1924	3	4240	No	No	4302 WOODLAWN AV N
8	408380	0515	2/17/05	\$324,950	1300	0	7	1910	3	3333	No	No	1609 N 50TH ST
8	917860	0995	5/18/03	\$415,000	1310	0	7	1905	4	5400	No	No	4007 SUNNYSIDE AV N
8	251350	0025	3/8/05	\$405,000	1310	200	7	1922	3	4800	No	No	1315 N 43RD ST
8	408330	1675	6/18/03	\$359,000	1310	200	7	1926	3	4560	No	No	4110 WALLINGFORD AV N
8	408380	1915	12/29/03	\$387,200	1320	1040	7	1912	5	5050	No	No	1606 N 47TH ST
8	408380	0195	4/11/05	\$345,000	1320	640	7	1924	4	3015	No	No	1817 N 50TH ST
8	313120	1805	12/22/03	\$319,950	1320	0	7	1926	3	3653	Yes	No	4315 5TH AV NE
8	313120	1095	7/31/04	\$390,000	1320	0	7	1926	3	3150	No	No	266 NE 43RD ST
8	051000	0665	12/22/03	\$462,500	1330	0	7	1914	4	5700	No	No	4525 BAGLEY AV N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	408380	2395	7/26/04	\$449,950	1330	0	7	1913	5	2500	No	No	4610 WALLINGFORD AV N
8	051000	0641	7/22/04	\$493,500	1350	400	7	1906	5	4200	No	No	4533 BAGLEY AV N
8	869030	0060	11/22/05	\$538,950	1360	0	7	1994	3	5340	No	No	1318 N MENFORD PL
8	408380	0240	6/17/03	\$590,000	1360	670	7	1910	5	3750	No	No	4912 WALLINGFORD AV N
8	869030	0060	10/23/03	\$430,000	1360	0	7	1994	3	5340	No	No	1318 N MENFORD PL
8	051000	0390	3/25/04	\$421,450	1360	0	7	1910	5	3344	No	No	2216 N 46TH ST
8	783480	0100	1/5/05	\$517,000	1370	0	7	1912	3	2954	No	No	4647 1ST AV NE
8	881840	0415	4/3/03	\$469,000	1370	360	7	1924	4	4080	No	No	4746 THACKERAY PL NE
8	686520	0790	7/30/04	\$532,500	1400	0	7	1916	4	4000	No	No	1413 N 47TH ST
8	881840	0235	5/20/05	\$461,000	1400	0	7	1911	4	4080	No	No	4544 2ND AV NE
8	189000	0320	5/19/05	\$392,000	1400	0	7	1922	3	3788	No	No	4525 LATONA AV NE
8	934140	0035	7/13/04	\$430,000	1410	0	7	1913	4	3608	No	No	4029 WALLINGFORD AV N
8	408380	1525	7/16/05	\$707,000	1420	680	7	1920	5	3400	No	No	4718 WALLINGFORD AV N
8	408380	1525	4/26/04	\$575,000	1420	680	7	1920	5	3400	No	No	4718 WALLINGFORD AV N
8	420690	1470	10/20/04	\$469,000	1420	0	7	1901	4	4000	No	No	4065 2ND AV NE
8	051000	3175	2/6/04	\$499,500	1420	0	7	1919	4	4560	No	No	4310 CORLISS AV N
8	408330	0595	5/31/05	\$510,000	1430	0	7	1924	3	4240	No	No	4311 WALLINGFORD AV N
8	881840	0510	7/14/04	\$410,000	1430	0	7	1910	3	4423	No	No	4758 2ND AV NE
8	408380	1065	5/29/03	\$498,000	1440	0	7	1915	4	3371	No	No	1824 N 48TH ST
8	420690	1225	6/7/04	\$466,000	1440	770	7	1914	3	4000	No	No	4046 LATONA AV NE
8	313120	1320	12/4/03	\$477,501	1450	0	7	1924	4	3876	No	No	4405 4TH AV NE
8	408380	1515	12/5/04	\$576,000	1470	310	7	1923	5	4000	No	No	1811 N 48TH ST
8	313120	0235	11/17/05	\$515,500	1480	0	7	1908	3	4080	No	No	4313 2ND AV NE
8	408380	1805	12/2/04	\$568,000	1480	0	7	1910	5	3300	No	No	4715 DENSMORE AV N
8	445230	0090	7/9/04	\$370,000	1480	420	7	1920	3	2250	No	No	1326 N 40TH ST
8	051000	3490	1/12/05	\$441,000	1490	150	7	1916	4	2977	No	No	4322 EASTERN AV N
8	051000	4270	6/28/04	\$425,000	1490	140	7	1913	3	3600	No	No	4203 CORLISS AV N
8	408330	1490	7/29/05	\$500,000	1500	0	7	1919	4	6840	No	No	4111 WOODLAWN AV N
8	408380	0380	4/26/04	\$310,000	1500	0	7	1912	3	3800	No	No	1715 N 50TH ST
8	881840	0305	7/22/03	\$360,000	1500	0	7	1948	3	4382	No	No	4520 THACKERAY PL NE
8	408330	0605	9/23/03	\$362,250	1500	180	7	1926	3	4640	No	No	4303 WALLINGFORD AV N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	313120	0850	2/4/05	\$595,000	1510	0	7	1922	4	4080	No	No	4222 THACKERAY PL NE
8	420690	1105	12/27/04	\$442,000	1510	500	7	1908	3	4000	No	No	4055 4TH AV NE
8	420690	1220	12/8/04	\$427,000	1514	470	7	1910	3	4000	No	No	4042 LATONA AV NE
8	408330	0575	12/1/03	\$485,000	1530	400	7	1999	3	4240	No	No	4323 WALLINGFORD AV N
8	881890	0060	2/19/04	\$535,000	1530	0	7	1912	5	4080	No	No	4747 LATONA AV NE
8	408330	2370	7/5/03	\$441,500	1530	330	7	1921	4	3040	No	No	1518 N 40TH ST
8	420690	1245	6/14/04	\$450,000	1530	570	7	1922	4	4000	No	No	4062 LATONA AV NE
8	408330	2365	6/2/04	\$549,000	1540	0	7	1923	4	4560	No	No	4011 WOODLAWN AV N
8	313120	0805	1/2/05	\$489,000	1550	0	7	1916	4	3400	No	No	254 NE 42ND ST
8	881840	0585	5/20/04	\$499,000	1550	0	7	1915	4	4182	No	No	202 NE 47TH ST
8	226500	0450	11/7/05	\$317,000	1550	0	7	1916	2	2894	No	No	4111 INTERLAKE AV N
8	313120	1890	8/19/04	\$391,500	1550	0	7	1910	4	5535	No	No	4418 4TH AV NE
8	408380	1360	8/25/05	\$592,000	1570	0	7	1915	5	2500	No	No	4714 BURKE AV N
8	051000	3590	2/27/04	\$542,000	1570	600	7	1912	5	3461	No	No	4232 EASTERN AV N
8	917860	0975	8/20/04	\$399,000	1570	0	7	1920	4	3700	No	No	4027 SUNNYSIDE AV N
8	313120	1245	10/10/05	\$439,900	1580	0	7	1909	3	3825	No	No	4422 LATONA AV NE
8	051000	2880	10/31/05	\$469,000	1580	0	7	1909	4	5130	No	No	4307 CORLISS AV N
8	686520	0365	11/30/05	\$425,500	1580	0	7	1922	4	4000	No	No	1423 N 49TH ST
8	313120	0715	5/24/04	\$480,000	1590	0	7	1924	3	5100	No	No	4218 2ND AV NE
8	051000	4480	4/2/03	\$515,000	1590	0	7	1924	5	4200	No	No	2112 N 42ND ST
8	408380	1980	9/14/05	\$687,000	1630	510	7	1918	4	3250	No	No	1626 N 47TH ST
8	051000	3935	1/24/03	\$525,000	1630	0	7	1920	5	3400	No	No	4233 SUNNYSIDE AV N
8	345400	0005	8/19/03	\$282,500	1640	0	7	1923	3	4140	No	No	2315 N 50TH ST
8	420690	1395	6/9/05	\$527,500	1650	700	7	1924	4	4000	No	No	4020 2ND AV NE
8	313120	1595	3/18/04	\$388,000	1660	480	7	1926	4	4428	No	No	4232 4TH AV NE
8	881890	0030	10/13/05	\$575,000	1680	0	7	1901	4	4080	No	No	4721 LATONA AV NE
8	313120	1920	12/30/05	\$350,000	1680	0	7	1911	3	5535	Yes	No	4423 5TH AV NE
8	226500	0380	2/2/05	\$500,000	1680	600	7	2001	3	4000	No	No	4216 INTERLAKE AV N
8	881840	0746	4/14/03	\$380,000	1680	940	7	1930	3	5235	No	No	4664 1ST AV NE
8	051000	3610	12/23/04	\$492,500	1700	570	7	1915	4	3289	No	No	4227 1ST AV NE
8	313120	1555	6/27/03	\$360,000	1700	0	7	1917	3	5100	No	No	4207 4TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	869030	0030	8/26/03	\$415,000	1710	0	7	1952	4	8436	Yes	No	1312 N MENFORD PL
8	917860	0290	3/3/04	\$461,000	1720	0	7	1922	3	4560	No	No	4116 MERIDIAN AV N
8	420690	1680	9/22/05	\$479,950	1720	1040	7	1925	4	4000	No	No	4057 1ST AV NE
8	313120	1585	3/16/04	\$429,500	1730	0	7	1951	3	5535	No	No	4220 4TH AV NE
8	313120	1005	1/20/04	\$499,950	1730	500	7	1911	5	3366	No	No	4324 THACKERAY PL NE
8	313120	0440	2/17/05	\$678,000	1740	0	7	1908	3	5100	No	No	4412 2ND AV NE
8	408330	0970	5/31/05	\$615,625	1750	250	7	1923	3	3740	No	No	4229 MERIDIAN AV N
8	189000	0310	9/3/03	\$541,000	1760	0	7	2000	3	3772	No	No	4517 LATONA AV NE
8	408330	1375	3/7/03	\$408,500	1760	0	7	1923	3	4004	No	No	1511 N 43RD ST
8	408330	2350	9/5/03	\$528,000	1770	0	7	1920	4	4560	No	No	4017 WOODLAWN AV N
8	189000	0105	4/10/05	\$617,000	1780	0	7	1916	4	4000	No	No	4532 4TH AV NE
8	408380	0620	7/18/03	\$389,950	1820	0	7	1976	3	3000	No	No	1628 N 49TH ST
8	881840	0370	5/12/03	\$420,000	1820	260	7	1920	4	4080	No	No	4714 THACKERAY PL NE
8	313120	1230	4/29/05	\$570,000	1830	0	7	1909	5	3825	No	No	4414 LATONA AV NE
8	051000	1715	2/12/03	\$431,460	1838	120	7	1927	4	3450	No	No	4408 EASTERN AV N
8	420690	1285	11/2/04	\$450,000	1840	620	7	1900	4	4000	No	No	4049 LATONA AV NE
8	686520	0470	5/13/04	\$410,000	1860	0	7	1919	4	5000	No	No	1422 N 47TH ST
8	420690	1030	9/2/04	\$383,000	1870	0	7	1901	4	4000	No	No	4017 5TH AV NE
8	917860	1540	8/25/04	\$429,950	1890	180	7	1911	3	4050	No	No	2510 N 40TH ST
8	408330	1605	5/6/04	\$460,000	1890	0	7	1911	3	4560	No	No	4126 DENSMORE AV N
8	408380	1030	9/22/04	\$520,000	1900	0	7	1914	4	5500	No	No	1812 N 48TH ST
8	408330	1660	3/4/03	\$450,000	1900	590	7	1924	5	3700	No	No	4106 WALLINGFORD AV N
8	313120	1935	5/2/05	\$369,000	1920	0	7	1900	3	5535	Yes	No	4407 5TH AV NE
8	408330	2205	5/25/04	\$523,900	1930	240	7	1921	4	4560	No	No	4015 DENSMORE AV N
8	313120	1180	7/7/05	\$495,000	1930	0	7	1900	5	6120	No	No	4415 LATONA AV NE
8	313120	1795	4/30/04	\$379,950	1940	740	7	1912	4	3690	Yes	No	4321 5TH AV NE
8	881890	0235	11/23/05	\$580,000	1980	0	7	1923	3	5100	No	No	4707 4TH AV NE
8	313120	1825	10/17/03	\$399,950	1990	410	7	1912	4	3970	Yes	No	420 NE 43RD ST
8	313120	0650	9/8/03	\$420,000	1990	0	7	1925	4	3445	No	No	216 NE 43RD ST
8	408330	0455	6/25/03	\$510,000	2006	0	7	1922	3	4240	No	No	4317 DENSMORE AV N
8	445230	0155	12/31/04	\$399,000	2120	170	7	1906	4	3200	No	No	1412 N 40TH ST

Improved Sales Used in this Annual Update Analysis
Area 9
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	408330	1570	9/14/04	\$405,100	2410	0	7	1916	4	4560	No	No	4106 DENSMORE AV N
8	313120	0485	11/21/03	\$500,000	2450	0	7	1920	4	6120	No	No	4423 THACKERAY PL NE
8	408380	0570	10/28/03	\$384,950	890	510	8	2003	3	1500	No	No	1606 N 49TH ST
8	051000	0895	7/14/05	\$429,000	1010	350	8	1915	4	3800	No	No	4511 CORLISS AV N
8	445230	0185	7/7/04	\$550,000	1250	420	8	1911	4	4326	No	No	4012 ASHWORTH AV N
8	051000	2895	1/3/03	\$460,000	1260	800	8	2002	4	2750	No	No	2214 N 43RD ST
8	051000	4050	12/19/05	\$662,500	1310	1100	8	1959	5	5985	No	No	4202 CORLISS AV N
8	881840	0680	8/17/05	\$575,000	1360	0	8	1911	5	4291	No	No	4741 2ND AV NE
8	881840	0680	8/19/03	\$532,500	1360	0	8	1911	5	4291	No	No	4741 2ND AV NE
8	686520	0780	6/13/05	\$595,000	1390	0	8	1906	4	5000	No	No	1423 N 47TH ST
8	051000	0050	10/27/04	\$469,500	1400	300	8	1906	4	2527	No	No	4608 EASTERN AV N
8	051000	0015	6/28/05	\$640,000	1410	0	8	1906	4	2526	No	No	4612 EASTERN AV N
8	881840	0645	6/28/04	\$551,802	1420	0	8	1916	4	4160	No	No	4715 2ND AV NE
8	313120	0835	8/2/04	\$519,555	1430	640	8	2004	3	3400	No	No	4210 THACKERAY PL NE
8	051000	1811	4/26/04	\$564,000	1520	0	8	1988	3	2850	No	No	2412 N 44TH ST
8	420690	1500	9/2/03	\$445,000	1530	0	8	1900	4	4000	No	No	4041 2ND AV NE
8	051000	0270	10/17/05	\$650,000	1540	0	8	1911	3	3000	No	No	2302 N 46TH ST
8	313120	0960	9/2/05	\$557,500	1545	0	8	1928	4	3120	No	No	252 NE 43RD ST
8	408380	1310	5/23/03	\$525,000	1560	0	8	1932	4	3750	No	No	1921 N 48TH ST
8	051000	2800	7/6/05	\$724,950	1570	0	8	1914	4	3135	No	No	2223 N 44TH ST
8	881890	0290	6/28/04	\$450,000	1580	400	8	1928	4	4080	No	No	4732 4TH AV NE
8	783480	0180	11/19/04	\$559,950	1600	310	8	1921	4	4000	No	No	4673 EASTERN AV N
8	408330	1085	10/28/03	\$539,000	1620	0	8	1918	4	3840	No	No	4227 BURKE AV N
8	420690	1195	9/9/03	\$402,000	1630	140	8	1987	3	4000	No	No	4024 LATONA AV NE
8	420690	1195	9/9/05	\$590,000	1630	140	8	1987	3	4000	No	No	4024 LATONA AV NE
8	917860	1275	10/13/03	\$650,000	1646	320	8	1917	4	3800	No	No	2403 N 41ST ST
8	881890	0070	1/10/05	\$650,000	1650	480	8	1926	4	4080	No	No	4753 LATONA AV NE
8	408330	0590	3/10/05	\$517,000	1660	0	8	1924	4	4240	No	No	4315 WALLINGFORD AV N
8	051000	1970	4/20/04	\$499,000	1660	380	8	1910	4	4275	No	No	4417 SUNNYSIDE AV N
8	881840	0540	9/28/04	\$610,000	1690	930	8	1910	4	4080	No	No	4738 2ND AV NE
8	917860	0345	5/26/04	\$611,000	1700	0	8	1920	4	3990	No	No	4119 BAGLEY AV N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	189000	0200	6/19/03	\$516,000	1710	400	8	1915	3	4080	No	No	4547 4TH AV NE
8	917860	1281	9/22/04	\$462,000	1730	0	8	1992	3	1900	No	No	2413 N 41ST ST
8	051000	4475	9/9/03	\$519,000	1740	0	8	1924	3	3330	No	No	4207 BAGLEY AV N
8	783480	0175	8/1/03	\$317,500	1790	0	8	1908	3	3914	No	No	2319 N 50TH ST
8	313120	1290	3/18/04	\$542,000	1800	860	8	1910	5	3672	No	No	4421 4TH AV NE
8	051000	2010	10/22/04	\$530,000	1800	0	8	1929	4	3245	No	No	2312 N 44TH ST
8	051000	0075	1/5/05	\$790,000	1820	750	8	1906	3	3663	No	No	4604 EASTERN AV N
8	408380	0575	11/17/03	\$484,000	1830	620	8	2003	3	2500	No	No	1608 N 49TH ST
8	445230	0160	1/28/05	\$450,000	1830	0	8	1909	4	3655	No	No	1420 N 40TH ST
8	881840	0690	8/2/04	\$599,000	1840	0	8	1917	4	4086	No	No	4747 2ND AV NE
8	881840	0230	10/22/04	\$590,000	1850	510	8	1988	3	4080	No	No	4602 2ND AV NE
8	420690	1010	4/24/03	\$469,000	1870	400	8	1927	3	4000	Yes	No	4014 5TH AV NE
8	408330	0705	10/13/04	\$680,101	1900	440	8	1922	4	4240	No	No	4317 BURKE AV N
8	881840	0060	3/19/03	\$572,000	1930	0	8	1918	4	4119	No	No	4537 2ND AV NE
8	226500	0220	4/30/03	\$629,000	1940	600	8	1911	5	2800	No	No	4105 ASHWORTH AV N
8	881890	0280	7/15/04	\$567,100	1960	0	8	1911	4	4080	No	No	4724 4TH AV NE
8	182504	9084	4/21/04	\$508,000	1970	350	8	1991	3	6627	No	No	1310 C N 41ST ST
8	051000	4520	12/23/03	\$676,250	1990	860	8	1924	4	4440	No	No	2102 N 42ND ST
8	408380	1464	10/25/05	\$637,500	2040	620	8	1910	5	3750	No	No	4709 MERIDIAN AV N
8	408330	0735	9/18/03	\$725,000	2040	0	8	1915	4	4240	No	No	1818 N 43RD ST
8	408380	1464	1/8/03	\$430,000	2040	620	8	1910	5	3750	No	No	4709 MERIDIAN AV N
8	917860	0410	3/23/05	\$717,210	2042	0	8	1910	4	3950	No	No	2210 N 41ST ST
8	051000	2820	9/16/03	\$400,000	2050	0	8	1992	3	5700	No	No	4329 CORLISS AV N
8	051000	2820	11/21/05	\$725,000	2050	0	8	1992	3	5700	No	No	4329 CORLISS AV N
8	445230	0040	5/7/04	\$577,000	2060	0	8	2001	3	3001	No	No	1324 N LUCAS PL
8	881890	0385	11/13/03	\$371,000	2130	0	8	1998	3	4617	Yes	No	4711 5TH AV NE
8	182504	9145	9/15/04	\$560,000	2270	680	8	1991	3	5062	No	No	1310 A N 41ST ST
8	189000	0325	11/18/05	\$765,000	2380	0	8	1909	4	3796	No	No	4531 LATONA AV NE
8	313120	1420	12/8/04	\$630,000	2790	0	8	1990	3	4080	No	No	4338 LATONA AV NE
8	783480	0200	9/30/03	\$752,500	2870	1410	8	2003	3	4000	No	No	4659 EASTERN AV N
8	408330	1185	3/17/03	\$585,000	3000	500	8	1988	5	4440	No	No	4232 WALLINGFORD AV N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	408380	2230	11/4/05	\$709,000	1640	990	9	1914	5	4000	No	No	1707 N 47TH ST
8	881840	0450	11/25/05	\$830,000	1840	800	9	2000	3	4080	No	No	4715 THACKERAY PL NE
8	917860	0495	8/11/03	\$720,000	2200	820	9	2003	3	4560	No	No	4119 CORLISS AV N
8	408380	0235	2/3/04	\$500,000	2200	0	9	2001	3	3750	No	No	4916 WALLINGFORD AV N
8	408330	2255	9/18/03	\$632,500	2230	1070	9	2003	3	3600	No	No	4003 DENSMORE AV N
8	917860	1075	8/17/05	\$1,100,000	2350	0	9	1911	5	5700	No	No	4119 SUNNYSIDE AV N
8	313120	0510	5/31/05	\$770,000	2540	900	9	1909	4	6120	No	No	4403 THACKERAY PL NE
8	051000	4595	9/17/04	\$715,000	3080	960	9	2004	3	5700	No	No	4228 MERIDIAN AV N
8	313120	0005	2/8/04	\$785,000	3190	0	9	2003	3	4701	Yes	No	100 NE 42ND ST
9	917860	0100	1/25/05	\$350,500	790	690	6	1943	3	5700	No	No	3933 BAGLEY AV N
9	917860	1340	6/29/05	\$428,500	810	0	6	1908	3	6360	No	No	3922 SUNNYSIDE AV N
9	193130	0085	12/23/04	\$325,000	820	0	6	1901	3	4800	No	No	4114 WHITMAN AV N
9	392540	0125	3/19/03	\$310,000	960	0	6	1923	3	3572	No	No	3931 ASHWORTH AV N
9	229390	0145	3/9/04	\$333,000	1010	1010	6	1912	3	3000	No	No	4126 MIDVALE AV N
9	408330	3065	4/12/05	\$410,000	1020	0	6	1901	3	4560	No	No	3815 SUNNYSIDE AV N
9	917860	1395	12/16/05	\$342,000	1140	0	6	1904	3	6360	No	No	3923 EASTERN AV N
9	226450	0350	5/15/03	\$369,900	1280	0	6	1901	4	2400	No	No	3527 CARR PL N
9	392540	0120	6/25/04	\$491,500	1370	710	6	1924	3	3579	No	No	3929 ASHWORTH AV N
9	226450	0935	9/19/05	\$466,000	1430	0	6	1900	4	4416	No	No	3618 INTERLAKE AV N
9	408330	3645	10/7/03	\$347,250	1500	0	6	1905	3	2400	No	No	1812 N 38TH ST
9	397540	0010	12/4/03	\$268,000	650	0	7	1926	3	4218	No	No	4035 MIDVALE AV N
9	408330	6295	9/22/03	\$377,300	710	570	7	1906	4	5000	No	No	1813 N 36TH ST
9	230640	0050	2/26/03	\$269,950	710	0	7	1924	3	2227	No	No	4227 MIDVALE AV N
9	226450	0125	10/15/04	\$378,150	730	0	7	1918	3	3600	No	No	3615 CARR PL N
9	408330	3000	4/28/03	\$285,000	730	0	7	1918	4	4560	No	No	3818 SUNNYSIDE AV N
9	782120	0330	4/17/03	\$244,000	800	530	7	1988	3	2500	No	No	1218 N ALLEN PL
9	408330	4624	10/26/04	\$400,000	810	170	7	1953	5	2720	No	No	2208 N 37TH ST
9	386340	0030	10/6/03	\$268,000	810	0	7	1920	3	3193	No	No	1212 N 43RD ST
9	408330	6835	8/29/03	\$325,000	810	810	7	1922	4	2400	No	No	3431 DENSMORE AV N
9	408330	6360	11/21/03	\$342,000	830	0	7	1921	3	3420	No	No	3501 BURKE AV N
9	408330	5940	2/24/04	\$335,000	840	840	7	1951	3	4275	No	No	3631 WOODLAWN AV N

Improved Sales Used in this Annual Update Analysis
Area 9
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	408330	4750	7/3/03	\$360,000	850	0	7	1924	4	3420	Yes	No	3711 SUNNYSIDE AV N
9	230640	0060	9/8/05	\$425,000	850	200	7	1925	3	4920	No	No	4224 MIDVALE AV N
9	230640	0005	7/11/05	\$374,500	850	0	7	1916	4	3220	No	No	4254 WOODLAND PARK AV N
9	230640	0005	10/22/03	\$309,950	850	0	7	1916	4	3220	No	No	4254 WOODLAND PARK AV N
9	408330	4585	10/15/03	\$275,000	860	140	7	1952	3	4560	No	No	3721 CORLISS AV N
9	917860	1675	6/16/04	\$405,000	880	880	7	1925	3	2745	No	No	2207 N 39TH ST
9	408330	6490	4/12/05	\$405,000	880	0	7	1925	3	3600	No	No	1908 N 35TH ST
9	952110	1230	5/25/05	\$399,000	890	0	7	1916	3	3250	No	No	4813 WHITMAN AV N
9	917860	0120	10/6/03	\$370,000	910	100	7	1921	4	3990	No	No	3911 BAGLEY AV N
9	408330	4315	9/13/04	\$350,950	920	0	7	1922	4	3420	Yes	No	3718 WALLINGFORD AV N
9	408330	4920	7/27/04	\$419,950	950	0	7	1925	3	3120	Yes	No	3724 SUNNYSIDE AV N
9	408330	3270	3/23/05	\$310,000	950	0	7	1909	3	4560	No	No	3812 BAGLEY AV N
9	408330	5760	12/8/03	\$309,000	960	0	7	1906	4	4332	No	No	3643 DENSMORE AV N
9	035400	0040	12/28/05	\$400,000	970	0	7	1921	3	3200	No	No	2109 N 36TH ST
9	917860	1650	10/19/04	\$431,000	970	0	7	1919	4	2900	No	No	2413 N 39TH ST
9	782120	0307	2/12/04	\$347,000	970	0	7	1916	3	3300	No	No	1206 N ALLEN PL
9	952110	1501	8/29/03	\$325,000	1000	0	7	1918	3	3956	No	No	1006 N 47TH ST
9	408330	2620	2/18/03	\$385,000	1000	0	7	1921	5	3600	No	No	1808 N 39TH ST
9	408330	5320	6/9/04	\$431,500	1010	0	7	1910	5	2610	No	No	1915 N 37TH ST
9	686520	0545	3/18/03	\$454,000	1010	290	7	1916	5	5296	No	No	1227 N 48TH ST
9	226450	0395	3/29/05	\$305,000	1010	360	7	1927	3	4640	Yes	No	1502 N 35TH ST
9	007200	0019	12/22/05	\$404,500	1020	150	7	1946	3	2680	No	No	1102 N 41ST ST
9	408330	5425	7/8/05	\$515,000	1020	0	7	1912	4	4800	No	No	3624 BURKE AV N
9	408330	5740	4/28/05	\$395,000	1030	0	7	1906	3	4560	No	No	3636 DENSMORE AV N
9	782120	0550	5/21/03	\$379,950	1030	700	7	1916	3	3700	No	No	1206 N 44TH ST
9	408330	3280	1/24/03	\$435,000	1050	0	7	1914	4	4560	Yes	No	3816 BAGLEY AV N
9	408330	3775	5/5/05	\$545,000	1060	500	7	1908	4	6840	No	No	3802 DENSMORE AV N
9	569450	0210	7/30/04	\$419,000	1060	0	7	1911	4	3750	No	No	4270 WHITMAN AV N
9	917860	0655	6/5/03	\$367,000	1060	0	7	1910	3	3200	No	No	3902 BAGLEY AV N
9	007200	0025	4/13/05	\$400,000	1060	0	7	1920	4	4109	No	No	4103 MIDVALE AV N
9	397540	0455	2/21/03	\$307,000	1060	0	7	1908	3	4000	No	No	4016 MIDVALE AV N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	408330	6120	12/22/04	\$422,000	1070	290	7	1924	3	3230	No	No	1602 N 35TH ST
9	917860	0135	9/23/04	\$380,000	1070	410	7	1922	3	2800	No	No	2112 N 39TH ST
9	049550	0190	5/27/03	\$310,000	1072	550	7	1976	3	3420	No	No	3911 DENSMORE AV N
9	193130	0022	6/2/04	\$370,000	1080	0	7	1906	3	5884	No	No	4117 WOODLAND PARK AV N
9	408330	6535	7/6/04	\$325,000	1080	210	7	1916	3	4800	No	No	1909 N 36TH ST
9	408330	4140	6/6/03	\$390,000	1090	970	7	1915	4	3420	No	No	3710 DENSMORE AV N
9	408330	6865	7/11/05	\$455,000	1100	500	7	1914	3	3420	No	No	3419 DENSMORE AV N
9	193130	0035	10/10/05	\$444,000	1100	0	7	1904	4	5440	No	No	4111 WOODLAND PARK AV N
9	408330	2485	8/17/04	\$300,000	1110	130	7	1925	3	4000	No	No	3906 DENSMORE AV N
9	408330	3285	5/19/04	\$423,000	1110	110	7	1912	3	4560	No	No	3824 BAGLEY AV N
9	569450	0290	5/6/03	\$373,000	1120	190	7	1946	4	7500	No	No	4261 WHITMAN AV N
9	408330	3995	5/24/04	\$435,000	1130	0	7	1925	4	3240	No	No	1608 N 37TH ST
9	917860	0055	11/4/05	\$351,000	1140	0	7	1924	3	3990	No	No	2109 N 40TH ST
9	408330	4380	5/10/04	\$450,000	1150	500	7	1976	3	4800	No	No	3721 MERIDIAN AV N
9	952110	1445	3/29/04	\$377,500	1150	300	7	1916	3	3864	No	No	1014 N 48TH ST
9	182504	9100	8/30/05	\$455,000	1160	0	7	1916	4	1944	No	No	4210 MIDVALE AV N
9	408330	2775	10/15/04	\$435,000	1170	0	7	1921	3	3400	No	No	3906 BURKE AV N
9	686520	0285	1/4/05	\$359,000	1180	0	7	1919	3	3511	No	No	1228 N 48TH ST
9	408330	2506	9/9/04	\$370,000	1210	0	7	1923	3	4000	No	No	3914 DENSMORE AV N
9	397540	0190	10/6/03	\$335,000	1210	740	7	1926	3	4218	No	No	3917 MIDVALE AV N
9	408330	6495	5/21/03	\$338,000	1210	200	7	1924	3	3600	No	No	1902 N 35TH ST
9	686520	0585	2/4/05	\$525,000	1220	0	7	1925	4	4000	No	No	1216 N 47TH ST
9	408330	2610	7/12/04	\$424,000	1220	0	7	1921	5	2040	No	No	1812 N 39TH ST
9	408330	6155	4/29/05	\$381,000	1230	0	7	1906	3	6840	No	No	3518 WOODLAWN AV N
9	408330	4210	2/11/03	\$334,250	1240	580	7	1923	3	2144	No	No	3717 WOODLAWN AV N
9	408330	4455	4/20/05	\$489,000	1250	0	7	1924	4	3040	No	No	3729 BAGLEY AV N
9	782120	0925	5/4/05	\$427,500	1280	0	7	1921	5	2468	No	No	4314 MIDVALE AV N
9	803270	0150	5/27/04	\$377,500	1290	0	7	1924	4	2331	No	No	3833 INTERLAKE AV N
9	182504	9002	6/30/05	\$553,750	1292	750	7	1900	5	2160	No	No	1508 N 38TH ST
9	408330	5145	2/23/05	\$460,000	1300	0	7	1911	4	3420	No	No	3644 BAGLEY AV N
9	686520	0615	5/7/04	\$325,000	1300	0	7	1910	3	3800	No	No	4710 WOODLAND PARK AV N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	408330	4095	8/27/03	\$425,000	1320	0	7	1924	3	3420	No	No	3713 WALLINGFORD AV N
9	686520	0996	2/19/04	\$299,950	1330	0	7	1912	3	2069	No	No	4509 MIDVALE AV N
9	569450	0070	5/11/04	\$363,000	1330	820	7	1902	3	2400	No	No	1007 N MOTOR PL
9	386340	0033	3/12/05	\$468,000	1360	430	7	1990	3	1769	No	No	1215 N 43RD ST
9	197220	1841	3/2/04	\$363,000	1360	0	7	1910	3	4521	No	No	3605 WHITMAN AV N
9	226450	0080	6/3/03	\$400,000	1370	0	7	1916	3	3600	No	No	3655 CARR PL N
9	952110	1270	6/23/04	\$497,000	1380	60	7	1924	3	5000	No	No	916 N 47TH ST
9	917860	0845	3/11/05	\$480,000	1390	0	7	1927	3	2805	No	No	2315 N 40TH ST
9	386340	0035	12/16/05	\$465,000	1400	450	7	1990	3	1769	No	No	1213 N 43RD ST
9	686520	0686	4/7/03	\$318,500	1420	0	7	1937	4	3700	No	No	1206 N 46TH ST
9	408330	3855	11/12/03	\$527,000	1430	0	7	1911	4	3648	No	No	3819 DENSMORE AV N
9	408330	4200	9/21/05	\$550,000	1440	420	7	1911	3	4320	No	No	3801 WOODLAWN AV N
9	686520	0185	11/1/05	\$519,000	1450	0	7	1913	4	4300	No	No	1226 N 49TH ST
9	952110	1170	4/1/04	\$421,000	1450	0	7	1913	5	3250	No	No	916 N 49TH ST
9	408330	3820	11/24/04	\$585,000	1490	0	7	1905	5	3040	No	No	1703 N 39TH ST
9	408330	5905	3/12/03	\$415,000	1500	0	7	1910	3	4560	No	No	3638 WOODLAWN AV N
9	408330	3435	9/15/05	\$495,001	1510	0	7	1908	3	3600	No	No	3831 MERIDIAN AV N
9	408330	4185	7/1/03	\$469,000	1510	0	7	1926	4	2697	No	No	3808 CARR PL N
9	408330	6805	11/10/03	\$428,000	1510	0	7	1906	4	4560	No	No	3426 DENSMORE AV N
9	392540	0015	5/2/05	\$449,000	1520	400	7	1926	3	3579	No	No	1315 N 40TH ST
9	226450	0290	8/16/04	\$387,550	1520	310	7	1928	3	3188	No	No	3648 ASHWORTH AV N
9	229390	0030	1/23/03	\$325,000	1520	0	7	1924	3	3901	No	No	4132 WOODLAND PARK AV N
9	686520	0640	3/9/04	\$488,000	1530	0	7	1912	4	5250	No	No	1108 N 46TH ST
9	408330	5925	9/14/05	\$600,000	1540	0	7	1931	4	2580	No	No	1553 N 37TH ST
9	944530	0050	7/11/03	\$470,000	1540	740	7	1927	5	3909	No	No	3911 ASHWORTH AV N
9	408330	3940	12/5/05	\$570,000	1560	320	7	1924	3	3420	No	No	3819 WOODLAWN AV N
9	229390	0140	5/29/03	\$425,000	1560	120	7	1912	5	3000	No	No	4122 MIDVALE AV N
9	193130	0110	4/28/03	\$439,000	1570	0	7	1908	5	4000	No	No	1007 N 42ND ST
9	686520	0130	11/3/05	\$460,000	1610	0	7	1916	3	4300	No	No	1227 N 50TH ST
9	408330	2665	6/11/03	\$540,000	1610	1210	7	1921	5	4560	No	No	3918 WALLINGFORD AV N
9	197220	2350	8/2/04	\$345,000	1640	0	7	1979	3	3000	No	No	1007 N 36TH ST

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	408330	5870	6/17/04	\$570,000	1650	0	7	1916	5	6840	No	No	3620 WOODLAWN AV N
9	408330	3415	4/26/05	\$530,200	1660	960	7	1913	3	4560	No	No	3826 MERIDIAN AV N
9	392540	0095	8/5/05	\$588,000	1680	0	7	1926	3	3572	No	No	3932 INTERLAKE AV N
9	408330	6855	8/8/03	\$385,000	1680	0	7	1917	3	4560	No	No	3427 DENSMORE AV N
9	226450	0105	4/17/03	\$389,500	1690	0	7	1907	3	4200	No	No	3629 CARR PL N
9	226450	0075	3/4/03	\$538,000	1700	300	7	1912	4	7650	No	No	3662 ASHWORTH AV N
9	226450	0040	10/5/05	\$415,000	1710	0	7	1995	3	1800	No	No	3821 CARR PL N
9	686520	0145	2/23/05	\$525,000	1720	0	7	1916	4	4300	No	No	1215 N 50TH ST
9	408330	5080	7/22/03	\$510,000	1720	0	7	1910	4	3268	Yes	No	3605 CORLISS AV N
9	197220	1850	5/3/04	\$485,000	1722	0	7	1900	5	4227	No	No	916 N 36TH ST
9	035400	0015	10/20/05	\$550,000	1730	0	7	1916	2	7200	Yes	No	3514 MERIDIAN AV N
9	952110	1467	4/16/04	\$525,000	1740	0	7	1916	5	3864	No	No	1019 N 49TH ST
9	686520	0207	2/23/05	\$432,000	1770	0	7	1914	4	4000	No	No	1102 N 49TH ST
9	408330	4957	9/6/05	\$627,000	1800	0	7	1952	3	6457	Yes	No	3637 SUNNYSIDE AV N
9	197220	2315	6/23/04	\$396,000	1800	0	7	1901	3	3000	No	No	919 N 36TH ST
9	944530	0080	11/28/05	\$555,000	1810	0	7	1926	3	3957	No	No	1402 N 39TH ST
9	392540	0185	9/8/05	\$456,000	1810	0	7	1924	3	3479	No	No	3920 ASHWORTH AV N
9	408330	2730	1/29/03	\$551,000	1830	0	7	1913	5	4800	No	No	3927 MERIDIAN AV N
9	408330	3430	3/30/04	\$350,000	1840	0	7	1980	3	4200	No	No	1913 N 39TH ST
9	569450	0055	11/10/05	\$480,000	1850	0	7	1920	4	5000	No	No	4203 WOODLAND PARK AV N
9	569450	0950	10/27/04	\$475,000	1860	0	7	1903	4	5000	No	No	4323 WHITMAN AV N
9	952110	1505	7/18/05	\$637,000	1880	0	7	1918	3	3956	No	No	1010 N 47TH ST
9	917860	0800	3/8/04	\$540,000	1890	0	7	1912	5	5700	No	No	3912 CORLISS AV N
9	049550	0090	11/22/04	\$435,000	1900	0	7	1928	3	4560	No	No	3911 WOODLAWN AV N
9	803270	0070	7/26/05	\$514,000	1920	0	7	1911	4	4400	No	No	3833 ASHWORTH AV N
9	408330	3395	7/27/05	\$555,000	1960	600	7	1920	3	4560	Yes	No	3812 MERIDIAN AV N
9	397540	0450	6/28/05	\$525,000	2020	0	7	1900	4	4000	No	No	4014 MIDVALE AV N
9	408330	5195	3/12/03	\$515,000	2050	0	7	1910	4	4104	Yes	No	3617 BAGLEY AV N
9	952110	1486	10/23/03	\$429,950	2070	650	7	1916	4	4140	No	No	1001 N 49TH ST
9	408330	5440	5/12/04	\$472,500	2198	0	7	1968	3	4800	No	No	3634 BURKE AV N
9	408330	2440	4/27/05	\$577,000	2220	0	7	1925	3	4560	No	No	3917 WALLINGFORD AV N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	408330	4395	6/27/05	\$625,000	2220	0	7	1910	4	3600	No	No	3709 MERIDIAN AV N
9	917860	1705	8/15/03	\$430,000	2220	1060	7	1913	4	4683	No	No	2113 N 39TH ST
9	686520	0340	8/14/04	\$659,000	2280	120	7	1916	4	5000	No	No	1306 N 48TH ST
9	049550	0120	8/11/04	\$439,000	2410	0	7	1920	3	3420	No	No	1613 N 40TH ST
9	569450	1149	6/8/05	\$379,000	1020	220	8	1999	3	1288	No	No	4320 WHITMAN AV N
9	569450	1149	4/27/03	\$279,000	1020	220	8	1999	3	1288	No	No	4320 WHITMAN AV N
9	408330	5000	11/18/03	\$495,000	1210	530	8	1959	3	4963	Yes	No	3626 CORLISS AV N
9	803270	0018	4/15/05	\$446,500	1300	380	8	2001	3	1650	No	No	3818 B ASHWORTH AV N
9	408330	4505	6/17/05	\$537,500	1350	1350	8	1970	3	6840	Yes	No	3701 BAGLEY AV N
9	193130	0265	10/20/05	\$590,000	1430	400	8	1954	3	4800	No	No	3929 WOODLAND PARK AV N
9	803270	0152	8/6/04	\$410,000	1440	0	8	2004	3	1544	No	No	3835 B INTERLAKE AV N
9	803270	0153	6/18/04	\$399,500	1440	0	8	2004	3	1543	No	No	3835 A INTERLAKE AV N
9	408330	2935	7/7/04	\$621,000	1440	640	8	2000	3	2814	Yes	No	2412 N 38TH ST
9	917860	0035	7/1/04	\$570,802	1490	0	8	1928	4	4560	No	No	3912 MERIDIAN AV N
9	917860	0025	6/28/05	\$599,000	1640	350	8	1928	3	4560	No	No	3908 MERIDIAN AV N
9	408330	2745	3/3/03	\$485,000	1700	0	8	1910	4	4800	No	No	3911 MERIDIAN AV N
9	392540	0010	12/2/05	\$398,500	1720	0	8	1926	4	4256	No	No	1319 N 40TH ST
9	408330	4790	9/24/03	\$623,200	1730	300	8	1994	3	4560	No	No	3710 CORLISS AV N
9	408330	4565	8/5/03	\$497,100	1780	0	8	1928	4	3420	No	No	2103 N 38TH ST
9	397540	0085	11/28/04	\$416,250	1790	1540	8	1958	3	4000	No	No	4012 WOODLAND PARK AV N
9	408330	3765	3/18/03	\$596,800	1920	600	8	1911	4	6840	Yes	No	3809 WALLINGFORD AV N
9	917860	1335	12/11/03	\$590,000	1940	0	8	1909	4	4240	No	No	3920 SUNNYSIDE AV N
9	408330	4555	7/8/03	\$442,000	2000	120	8	1934	3	4560	No	No	3726 MERIDIAN AV N
9	408330	5495	5/13/03	\$702,000	2000	0	8	1911	5	6840	No	No	3641 BURKE AV N
9	408330	3960	10/3/03	\$500,000	2030	0	8	1924	4	6840	No	No	3721 DENSMORE AV N
9	686520	0280	10/4/05	\$550,000	2031	350	8	2005	3	3282	No	No	1226 N 48TH ST
9	408330	4240	6/15/04	\$690,000	2080	1020	8	1984	3	5040	No	No	3733 BURKE AV N
9	917860	0115	7/7/05	\$700,000	2120	0	8	1921	5	5700	No	No	3917 BAGLEY AV N
9	408330	2920	7/11/03	\$745,000	2160	700	8	2003	3	3767	Yes	No	3821 EASTERN AV N
9	803270	0030	7/13/04	\$551,100	2160	250	8	1960	3	5500	No	No	3836 ASHWORTH AV N
9	408330	4540	7/11/05	\$849,000	2170	120	8	1928	4	4560	No	No	3718 MERIDIAN AV N

Improved Sales Used in this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
9	408330	5085	2/18/04	\$814,498	2180	470	8	1919	4	3192	Yes	No	3601 CORLISS AV N
9	408330	5290	6/27/05	\$712,501	2180	1090	8	1949	4	6840	Yes	No	3624 MERIDIAN AV N
9	035400	0100	9/8/04	\$685,000	2200	0	8	2000	3	4800	Yes	No	3513 BAGLEY AV N
9	408330	4805	7/8/05	\$839,000	2250	0	8	2003	3	4560	No	No	3714 CORLISS AV N
9	408330	6915	8/31/04	\$700,000	2250	0	8	1902	5	7866	No	No	3428 WOODLAWN AV N
9	397540	0375	11/19/03	\$490,000	2450	0	8	2003	3	4000	No	No	3932 MIDVALE AV N
9	397540	0380	1/28/04	\$433,500	2600	0	8	2003	3	4000	No	No	3936 MIDVALE AV N
9	035400	0080	7/21/03	\$747,000	2850	800	8	2003	3	6000	Yes	No	3525 BAGLEY AV N
9	569450	0274	3/26/03	\$519,950	2880	0	8	1913	4	6000	No	No	4267 WHITMAN AV N
9	408330	2560	6/27/05	\$810,000	3020	0	8	1911	4	6000	No	No	3940 DENSMORE AV N
9	408330	3635	9/7/04	\$815,000	3160	0	8	1916	4	6840	No	No	3809 BURKE AV N
9	408330	4405	5/13/04	\$775,000	2100	290	9	1909	5	3600	No	No	3703 MERIDIAN AV N
9	952110	1566	2/15/05	\$475,000	2130	0	9	2000	3	3746	No	No	4600 E GREEN LAKE WY N
9	408330	6840	12/22/04	\$774,950	2160	690	9	2004	3	4320	No	No	1615 N 35TH ST
9	952110	1586	7/7/04	\$550,000	2280	0	9	2000	3	6170	No	No	4601 WOODLAND PARK AV N
9	035400	0035	4/7/05	\$850,000	2870	0	9	2000	3	4800	Yes	No	3532 MERIDIAN AV N

Improved Sales Removed from this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	051000	1425	7/21/04	\$390,000	OBSOLESCENCE
8	051000	1580	12/1/05	\$250,000	NO MARKET EXPOSURE
8	051000	1785	10/18/05	\$437,000	IMPROVEMENT COUNT
8	051000	1785	8/14/03	\$370,000	IMPROVEMENT COUNT
8	051000	2010	4/12/05	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	051000	2600	5/31/05	\$825,000	QUESTIONABLE DATA
8	051000	2985	6/7/05	\$225,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	051000	3200	4/21/04	\$642,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	051000	4120	2/3/05	\$925,000	NO MARKET EXPOSURE
8	051000	4380	3/14/03	\$285,000	NO MARKET EXPOSURE
8	051000	4380	5/14/04	\$385,000	PARTIAL INTEREST (103, 102, ETC.)
8	189000	0070	4/12/04	\$310,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	189000	0070	11/10/04	\$570,000	NO MARKET EXPOSURE
8	189000	0105	9/24/04	\$650,000	SEGREGATION AND/OR MERGER
8	189000	0180	2/25/03	\$395,000	NON-REPRESENTATIVE SALE
8	189000	0240	12/23/03	\$300,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	226500	0030	10/12/04	\$620,000	QUESTIONABLE DATA
8	226500	0030	7/23/03	\$600,000	QUESTIONABLE DATA
8	226500	0115	8/20/03	\$108,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	226500	0135	5/14/03	\$290,000	NO MARKET EXPOSURE
8	226500	0155	3/4/05	\$424,000	QUESTIONABLE DATA
8	226500	0240	9/26/05	\$118,580	NO MARKET EXPOSURE
8	226500	0390	6/20/05	\$600,800	QUESTIONABLE DATA
8	226500	0420	2/18/04	\$450,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	251300	0030	9/29/03	\$465,000	IMPROVEMENT COUNT
8	251350	0025	7/22/04	\$195,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	251350	0075	6/23/03	\$55,745	DOR RATIO
8	313120	0835	7/16/03	\$277,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	313120	1230	2/25/04	\$357,700	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	313120	1645	1/24/03	\$115,533	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	313120	1795	10/10/03	\$175,688	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	313120	1895	6/24/04	\$104,196	QUIT CLAIM DEED
8	408330	1695	12/17/04	\$75,000	DOR RATIO
8	408330	1890	5/12/03	\$47,133	DOR RATIO
8	408330	1890	5/12/03	\$129,735	DIVORCE;
8	408330	2285	11/24/03	\$176,000	QUIT CLAIM DEED
8	408380	0035	2/21/03	\$258,000	NON-REPRESENTATIVE SALE
8	408380	0380	9/30/04	\$359,588	NO MARKET EXPOSURE
8	408380	0380	8/24/05	\$427,000	QUESTIONABLE DATA
8	408380	0405	9/22/05	\$241,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	408380	0630	3/13/03	\$100,000	QUIT CLAIM DEED; STATEMENT TO DOR;
8	408380	1095	6/22/04	\$430,000	RELOCATION - SALE TO SERVICE
8	408380	1230	7/16/03	\$393,555	UNFINISHED AREA
8	408380	1464	10/25/05	\$637,500	RELOCATION - SALE TO SERVICE
8	408380	2230	12/2/03	\$280,000	NO MARKET EXPOSURE
8	420690	1375	7/15/05	\$322,500	LIMITED REPRESENTATION

Improved Sales Removed from this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
8	420690	1395	7/11/03	\$385,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	420690	1730	3/3/03	\$251,041	RELATED PARTY, FRIEND, OR NEIGHBOR
8	445230	0095	2/24/04	\$325,000	NO MARKET EXPOSURE
8	782120	0810	9/18/03	\$148,201	IMPROVEMENT COUNT
8	783480	0045	11/3/05	\$630,000	QUESTIONABLE DATA
8	783480	0045	7/8/05	\$475,000	QUESTIONABLE DATA
8	881840	0320	8/27/03	\$408,000	NON-REPRESENTATIVE SALE
8	881840	0435	1/6/03	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	881840	0665	7/26/03	\$336,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
8	881840	0815	10/3/03	\$270,000	RELATED PARTY, FRIEND, OR NEIGHBOR
8	881890	0010	5/18/05	\$535,000	FROZEN SR CITIZEN
8	881890	0365	10/27/03	\$285,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
8	917860	0185	7/15/05	\$302,141	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
8	917860	0265	5/5/05	\$505,555	QUESTIONABLE DATA
8	917860	0265	2/12/04	\$420,000	QUESTIONABLE DATA
8	917860	0490	10/31/03	\$290,000	NO MARKET EXPOSURE
8	917860	1070	5/14/04	\$315,000	NO MARKET EXPOSURE
8	934140	0110	3/15/04	\$95,329	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.)
8	934140	0155	8/18/03	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	007200	0040	6/17/03	\$423,000	NON-REPRESENTATIVE SALE
9	049550	0025	10/25/05	\$600,000	QUESTIONABLE DATA
9	049550	0090	11/14/05	\$715,700	QUESTIONABLE DATA
9	049550	0185	4/21/05	\$561,000	NO MARKET EXPOSURE
9	182504	9002	8/15/03	\$305,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	182504	9096	12/7/04	\$111,407	QUIT CLAIM DEED
9	226450	0035	4/22/03	\$200,000	LIMITED REPRESENTATION
9	226450	0170	7/2/03	\$201,500	NON-REPRESENTATIVE SALE
9	226450	0305	6/30/04	\$335,000	LIMITED REPRESENTATION
9	226450	0395	9/23/05	\$495,000	QUESTIONABLE DATA
9	226450	0440	12/24/03	\$182,270	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.)
9	229390	0025	8/10/04	\$355,000	NO MARKET EXPOSURE
9	229390	0025	10/22/04	\$362,500	QUESTIONABLE DATA
9	229390	0060	4/16/04	\$350,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	386340	0045	2/10/05	\$250,000	NO MARKET EXPOSURE
9	386340	0055	5/13/03	\$291,500	NO MARKET EXPOSURE
9	392540	0040	4/9/03	\$435,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	397540	0235	9/8/05	\$479,000	OBSOLESCENCE
9	408330	2610	2/23/03	\$305,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	408330	2750	8/4/03	\$630,000	NO MARKET EXPOSURE
9	408330	3395	7/15/05	\$555,000	RELOCATION - SALE TO SERVICE
9	408330	3615	6/18/03	\$310,000	RELATED PARTY, FRIEND, OR NEIGHBOR
9	408330	3680	11/8/05	\$618,000	OBSOLESCENCE; ACTIVE PERMIT BEFORE SALE>25K
9	408330	3725	8/3/04	\$57,702	DOR RATIO
9	408330	3730	6/2/03	\$435,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	408330	3820	6/17/04	\$368,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	408330	4205	10/24/05	\$597,000	NO MARKET EXPOSURE

Improved Sales Removed from this Annual Update Analysis
Area 9
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
9	408330	4660	11/28/05	\$210,500	RELATED PARTY, FRIEND, OR NEIGHBOR
9	408330	4825	9/22/05	\$498,000	QUESTIONABLE DATA
9	408330	4825	11/17/03	\$355,000	QUESTIONABLE DATA
9	408330	5000	9/17/03	\$442,000	NO MARKET EXPOSURE
9	408330	5290	9/2/05	\$40,000	DOR RATIO
9	408330	5425	6/11/05	\$515,000	RELOCATION - SALE TO SERVICE
9	408330	5520	11/12/04	\$39,072	DOR RATIO
9	408330	5520	11/12/04	\$12,000	DOR RATIO
9	408330	6160	10/13/04	\$141,000	QUIT CLAIM DEED
9	408330	6840	10/21/03	\$289,876	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	569450	1149	4/27/03	\$279,000	RELOCATION - SALE TO SERVICE
9	686520	0285	9/7/04	\$410,000	SEGREGATION AND/OR MERGER
9	686520	0570	5/19/05	\$581,500	NO MARKET EXPOSURE
9	686520	0640	3/9/04	\$352,500	NON-REPRESENTATIVE SALE
9	686520	0970	11/24/04	\$250,000	NO MARKET EXPOSURE
9	782120	0925	8/29/03	\$360,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
9	803270	0005	2/15/05	\$550,000	SEGREGATION AND/OR MERGER
9	803270	0060	4/7/04	\$82,968	DOR RATIO
9	803270	0060	7/15/05	\$86,577	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
9	803270	0070	6/1/05	\$400,000	NO MARKET EXPOSURE
9	803270	0106	8/23/05	\$515,000	UNFINISHED AREA
9	803270	0122	1/24/05	\$149,515	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.)
9	803270	0150	4/14/03	\$400,000	SEGREGATION AND/OR MERGER
9	917860	0025	9/30/04	\$355,450	NO MARKET EXPOSURE
9	917860	0775	6/25/04	\$755,000	LIMITED REPRESENTATION
9	917860	0875	7/21/03	\$302,000	NO MARKET EXPOSURE
9	917860	1445	7/12/05	\$160,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, ETC.)
9	944530	0055	4/21/05	\$280,000	NON-REPRESENTATIVE SALE
9	952110	1165	5/24/04	\$310,000	NO MARKET EXPOSURE
9	952110	1165	2/1/05	\$397,500	QUESTIONABLE DATA
9	952110	1221	3/21/05	\$290,000	NON-REPRESENTATIVE SALE
9	952110	1375	6/28/04	\$215,000	QUIT CLAIM DEED
9	952110	1450	10/7/04	\$257,000	NO MARKET EXPOSURE
9	952110	1467	8/12/03	\$355,000	NO MARKET EXPOSURE
9	952110	1566	2/14/03	\$390,000	NON-REPRESENTATIVE SALE
9	952110	1586	2/2/05	\$500,000	NO MARKET EXPOSURE



King County
Department of Assessments
King County Administration Bldg.
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Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr